



Connells

Bridge Cottages
Holywell Dorchester

Bridge Cottages Holywell Dorchester DT2 0LH

for sale guide price
£160,000



Property Description

Situated in the hamlet of Holywell situated off the A37 between Yeovil and Dorchester. A terraced house set in this picturesque hamlet with spacious lounge, kitchen and shower room on the ground floors. Upstairs there are three bedrooms and WC. The property benefits from two parking spaces and an approximately 103ft x 22ft garden to the rear.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Kitchen

16' 8" max x 7' 1" max (5.08m max x 2.16m max)

UPVC double glazed door into the porch, double glazed window to the front, fitted kitchen with wall and base units, integrated electric oven and hob, electric cooker point, space for an under counter fridge/freezer, stainless steel sink and drainer and a telephone point.

Lounge

22' 1" x 11' 1" max (6.73m x 3.38m max)

Two electric heaters and a stove (needs a flue fitting).

Inner Hall

Stairs to the first floor, airing cupboard housing the electric meter and consumer unit, under stairs cupboard and an electric radiator.

Shower Room

6' 5" x 5' 7" (1.96m x 1.70m)

Double glazed window to the rear, shower cubicle, WC, wash hand basin and a heated towel rail.

Landing

Access to the loft via a ladder.

Bedroom One

11' 4" max x 11' 4" max (3.45m max x 3.45m max)

Double glazed window to the rear and an electric radiator.

Bedroom Two

9' 5" x 7' 1" (2.87m x 2.16m)

Double glazed window to the front and an electric radiator.

Bedroom Three

7' 4" x 7' 4" (2.24m x 2.24m)

Double glazed window to the front and an electric radiator.

Cloakroom

Double glazed window to the rear, WC, wash hand basin and a heated towel rail.

Rear Garden

A large South facing garden to the rear of approximately 103ft long x 22ft wide. Paved seating area leading on to the lawn, pond, shed, green house, septic tank, outside electric point and an outside tap.

Parking

Two allocated parking spaces.

Agents Note

Septic tank at the property, not on mains sewerage.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01935 812 155
E sherborne@connells.co.uk

92 Cheap Street
 SHERBORNE DT9 3BJ

EPC Rating: F Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SHR306276



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: SHR306276 - 0014