

for sale

guide price **£150,000**



South Court Sherborne DT9 6AT

A three bedroom mid-terrace house with a lounge, kitchen and lean to on the ground floor. Upstairs are the three bedrooms and bathroom with WC separate. Outside there are gardens to the front and rear for ease of maintenance.



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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.



Entrance Hall

UPVC double glazed door to the front, stairs to the first floor and a Dimplex heater.

Lounge

15' 2" x 12' max (4.62m x 3.66m max)
Double glazed window to the front and a gas fire.

Kitchen

15' 4" x 8' 2" max (4.67m x 2.49m max)
Double glazed window to the rear, glazed door into the lean to, wall and base units, electric cooker point, sink and drainer, under stairs cupboard and a night storage heater.

Rear Lean To

Timber door to the side passage, stable door to the garden, tiled flooring, plumbing for a washing machine, power and lighting.

Landing

Access to the roof void.

Bedroom One

12' 2" x 10' 2" to back of wardrobe (3.71m x 3.10m to back of wardrobe)
Double glazed window to the front, fitted wardrobes and the airing cupboard housing the hot water tank.

Bedroom Two

11' max x 10' 11" (3.35m max x 3.33m)
Double glazed window to the rear and a floor heater.

Bedroom Three

9' 8" x 6' 8" max (2.95m x 2.03m max)
Double glazed window to the front.

Bathroom

Double glazed window to the rear, bath and a wash hand basin.

Separate W/C

Double glazed window to the rear and a WC.

Front Garden

Brick paved with raised beds and a path leading to the front door and side passage.

Rear Garden

Low maintenance garden to the rear with raised beds and a brick built shed.

Brick Built Shed

10' 1" x 5' 1" (3.07m x 1.55m)

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.





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

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92 Cheap Street
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Property Ref: SHR306514 - 0006

Tenure: Freehold EPC Rating: F

Council Tax Band: B

view this property online connells.co.uk/Property/SHR306514



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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