



**Connells**

Coppice Street  
Shaftesbury



### Property Description

Connells welcome to the market this THREE bedroom, mid-terrace property, in need of some modernisation. Brilliant location with access to local amenities and parking at the rear. No forward chain, perfect for a speedy and secure purchase.

### 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 £300 inc VAT towards the preparation cost of the pack.

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

Double glazed door to the front, stairs to the first floor and a radiator.

### Lounge

15' 6" x 11' 9" ( 4.72m x 3.58m )

Double glazed window to the front, electric fireplace, wall lights and a radiator.

### Kitchen

18' 9" x 9' 3" ( 5.71m x 2.82m )

Double glazed window and door to the rear, fitted kitchen with wall and base units, work tops, tiling, electric oven point, cooker hood, stainless steel sink and drainer, under stairs cupboard and a radiator.

### Utility Room

9' 8" x 5' 5" ( 2.95m x 1.65m )

Double glazed window to the rear, plumbing for a washing machine and a radiator.

### Conservatory

12' 6" x 10' 6" ( 3.81m x 3.20m )

Double glazed patio doors to the rear, double glazed windows to the side and rear, tiled flooring, light and a radiator.

### Landing

Stairs from the entrance hall, radiator and access to the loft.

### Bedroom One

11' 9" x 10' 2" ( 3.58m x 3.10m )

Double glazed window to the front and wardrobes.

### Bedroom Two

12' 6" max x 8' 9" max ( 3.81m max x 2.67m max )

Double glazed window to the rear and an airing cupboard.

### Bedroom Three

8' 8" max x 8' 1" max ( 2.64m max x 2.46m max )

Double glazed window to the front and an over stairs box/cupboard.

### Bathroom

Double glazed window to the front, WC, wash hand basin, bath, tiling and an electric heater.

### Front Garden

To the front the property is laid to stone with path leading to the front door.

### Rear Garden

To the rear the garden is laid to stone with patio area, shrubs and gate to the rear leading to the parking.

### Driveway

Driveway to the rear of the garden for two cars. Large shed to the rear of the property.





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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: E**

**view this property online [connells.co.uk/Property/SFT305679](http://connells.co.uk/Property/SFT305679)**

Tenure: Freehold



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: SFT305679 - 0006