



**Connells**

French Mill Lane  
Shaftesbury



## Property Description

Connells are pleased to offer to the market this two-bedroom property situated in the sought after location of Shaftesbury on French Mill Lane. With stunning views from the rear of the property this is a property not to be missed. Contact us today to arrange a viewing.

### Entrance Hall

Single glazed door to the side, double glazed window to the side, cupboard and stairs to the first floor.

### Lounge

11' 6" max x 10' 2" max (3.51m max x 3.10m max)

Double glazed sliding doors to the rear, gas fire (currently not connected) and a radiator.

### Kitchen

7' 7" x 6' 5" (2.31m x 1.96m)

Double glazed windows to the side and rear, fitted kitchen with wall and base units, work surfaces, stainless steel sink and drainer, gas oven point, cooker hood and a single glazed door to the side.

### Conservatory

10' 3" x 8' 2" (3.12m x 2.49m)

UPVC conservatory with double glazed windows to the rear and side, double glazed patio doors to the rear with views, radiator and lights.

### Side Porch

27' 3" max x 5' 4" max (8.31m max x 1.63m max)

Double glazed door to the front, double glazed windows to the front and side, wooden door leading into the garden and a door leading to the outbuilding.

### Bedroom One

10' 9" max x 10' 3" max (3.28m max x 3.12m max)

Double glazed window to the front, fitted wardrobes and a radiator.

### Bathroom

Double glazed window to the front, bath with a shower over, WC, wash hand basin, tiling and a radiator.

### **Utility**

11' x 7' 2" (3.35m x 2.18m)

Double glazed window to the side, plumbing for a washing machine and dishwasher and power and lighting.

### **Studio**

7' 4" x 7' 2" (2.24m x 2.18m)

Double glazed window to the rear.

### **Bedroom Two**

12' 3" max x 10' max (3.73m max x 3.05m max)

With restricted head height, double glazed window to the rear, radiator and eaves storage housing the gas central heating boiler.

### **Outside**

#### **Rear Garden**

With stunning views from the garden this is a real selling point to the property, laid to lawn with vegetable beds, patio area, three sheds, electric point and an outside tap.

#### **Parking**

Driveway parking to the front of the property.

### **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.





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

**T 01747 854 001**  
**E [shaftesbury@connells.co.uk](mailto:shaftesbury@connells.co.uk)**

34 High Street  
 SHAFTESBURY SP7 8JG

**EPC Rating: D**

**view this property online [connells.co.uk/Property/SFT305617](http://connells.co.uk/Property/SFT305617)**

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SFT305617 - 0007