



Connells

Tanyard Lane
Shaftesbury



Property Description

Offered to the market is this two bedroom character cottage set in the popular area of Tanyard Lane in Shaftesbury. In need of modernisation but with the potential to be a beautiful, quintessentially English country cottage. This property is one not to be missed with a SOUTH FACING garden to the rear, lounge and kitchen on the ground floor, two bedrooms and bathroom on the first floor. The property also includes a large spacious GARAGE which offers many possibilities of use such as an artists studio, gym or storage. Contact us today to organise a viewing.

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 Porch

Door to the side, plastic sheeting to the roof and the front door to the lounge.

Open Plan Living Space

Lounge

15' 5" x 11' 8" (4.70m x 3.56m)

Single glazed window to the rear, wooden flooring, night storage heater and a fireplace with a woodburner.

Kitchen

13' 1" x 6' (3.99m x 1.83m)

Single glazed window to the rear with secondary glazing, wall and base units, cooker hood, stainless steel sink and drainer and an understairs cupboard.

Landing

With airing cupboard housing the hot water tank and access to the loft.

Bedroom One

9' 8" to back of wardrobe x 9' 8" (2.95m to back of wardrobe x 2.95m)
Rear facing single glazed window, built in wardrobe and a night storage heater.

Bedroom Two

11' 5" x 6' 4" (3.48m x 1.93m)
Front facing single glazed window with secondary glazing.

Bathroom

Double glazed window to the rear, bath with an electric shower, WC, wash hand basin and a heated towel rail.

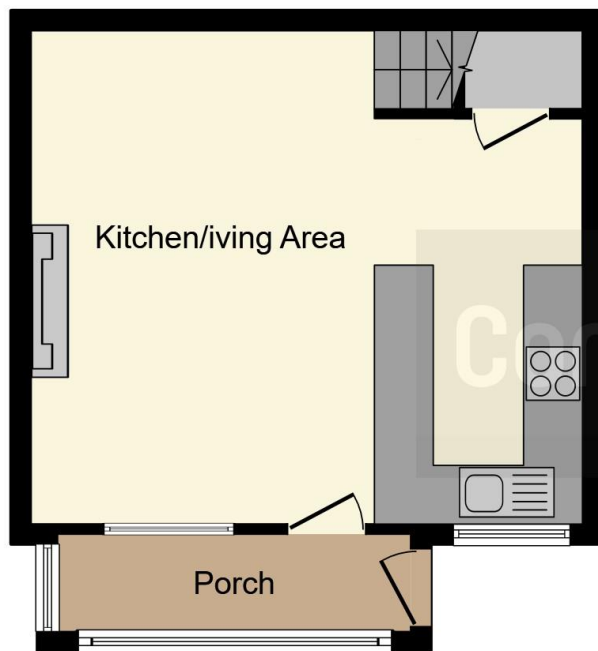
Rear Garden

South facing with patio, pathway and a brick shed with a tiled roof.

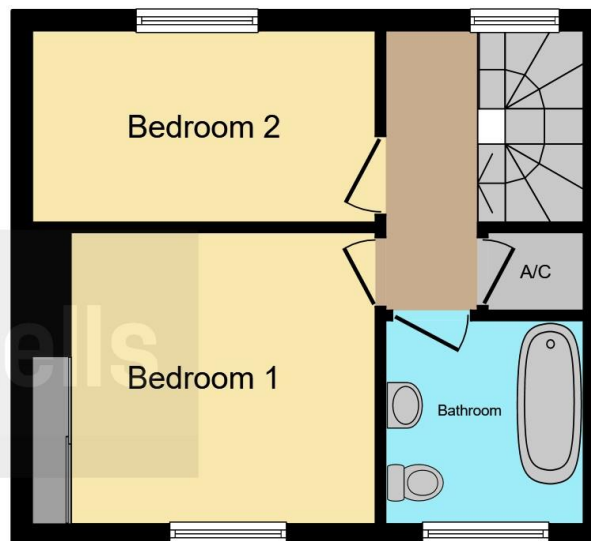
Large Spacious Garage

21' 7" x 15' 8" (6.58m x 4.78m)
Double doors, single glazed windows to the front, skylight and concrete flooring.





Ground Floor



First Floor

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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EPC Rating: E Council Tax
 Band: C

view this property online connells.co.uk/Property/SFT305689



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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