



Connells

West Street
Warminster



Property Description

Offered to the market with NO ONWARD CHAIN is this two bedroom mid-terrace house in Warminster. Downstairs are two reception rooms and the kitchen leading on to the garden. Upstairs are the two bedrooms and bathroom. To the rear there is a substantial garden laid to lawn with a patio seating area.

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.

Lounge

13' 9" x 12' (4.19m x 3.66m)

Front door, double glazed window to the front, wood effect flooring, electric fire with surround and a radiator.

Dining Room

14' 2" x 5' 10" (4.32m x 1.78m)

Door to the kitchen, wood effect flooring and a radiator.

Kitchen

10' x 8' 10" (3.05m x 2.69m)

Double glazed windows to the front and side, double glazed door to the garden, fitted kitchen with wall and base units, stainless steel sink and drainer, oven and hob, tiled flooring and an integrated fridge/freezer and washing machine.

Landing

Bedroom One

13' 11" x 11' 11" (4.24m x 3.63m)
Double glazed window to the front, radiator and airing cupboard housing the hot water tank.

Bedroom Two

9' 8" x 8' 11" (2.95m x 2.72m)
Double glazed window to the rear, wood effect laminate flooring and a radiator.

Bathroom

Bath with a shower over, WC, wash hand basin, vinyl flooring, tiling and a radiator.

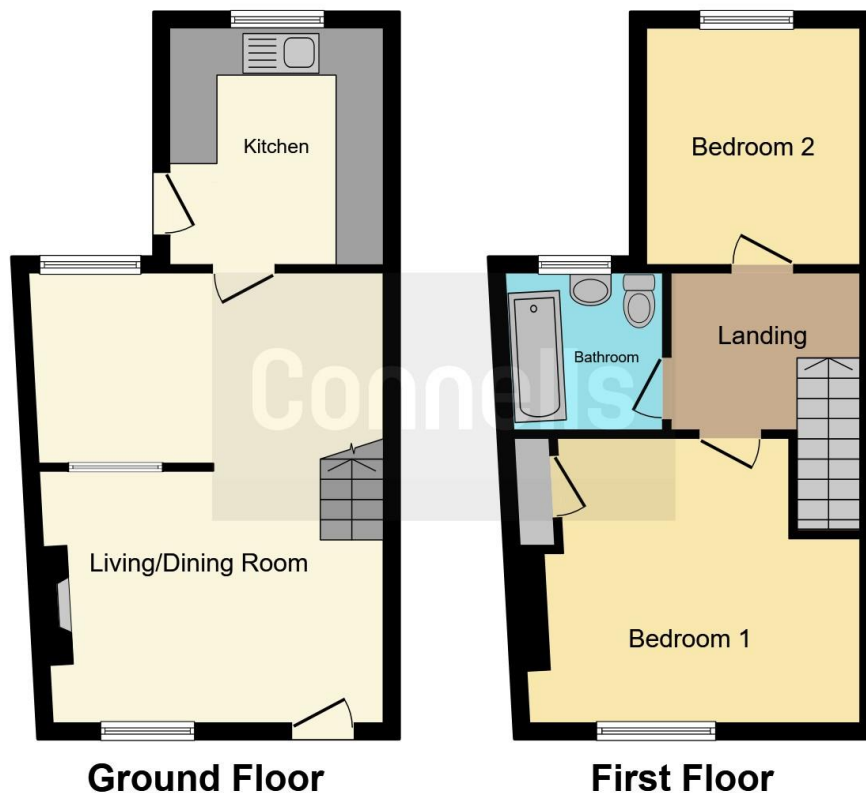
Rear Garden

To the rear there is a patio seating area from the kitchen with steps leading the remainder of the garden which is laid to lawn.

Agents Note

The sale of this property is subject to grant of probate. Please seek 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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EPC Rating: D Council Tax
 Band: B

view this property online connells.co.uk/Property/SFT306003



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.

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