



**Connells**

Cocklands  
Charminster Dorchester



### Property Description

Situated in the popular village of Charminster this mid-terraced property in need of modernising consists of a kitchen, lounge/diner and cloakroom on the ground floor, three bedrooms and a wet room upstairs plus a pleasant rear garden and driveway parking. No Onward Chain.

### 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.



## Ground Floor

### Entrance Hall

A double glazed front door leads into the entrance hall with double glazed windows to the front aspect, a radiator, doors to the open plan lounge / dining room and the cloakroom and with stairs leading to the first floor landing.

### Lounge / Dining Room

19' 3" x 12' 4" ( 5.87m x 3.76m )

A door leads from the entrance hall into the lounge / dining room with dual aspect windows to the front and rear aspects, a radiator, a television aerial socket, a telephone point, a lift which leads up to bedroom 2, a gas fireplace and a door into the kitchen.

### Kitchen

16' 9" x 10' 7" ( 5.11m x 3.23m )

A door leads from the lounge / dining room into the fitted kitchen with wall and base units with worksurfaces over, a stainless steel sink and drainer, an electric oven with a gas hob and a cookerhood over, a radiator, plumbing for a washing machine, space for a fridge freezer, the gas central heating boiler, an understairs cupboard, dual aspect double glazed windows to the rear and side aspects and a door leading onto the rear garden.

### Cloakroom

A door from the entrance hall leads into the cloakroom with a WC and a double glazed window to the side aspect.

## First Floor

### First Floor Landing

Stairs lead up from the entrance hall to the first floor landing with doors to all three bedrooms, the shower room and an airing cupboard.

### Bedroom 1

12' 6" x 10' 3" ( 3.81m x 3.12m )

A door leads from the first floor landing into bedroom 1 with a double glazed window to the front aspect, a radiator, a telephone point, a television aerial socket and built in wardrobes.

### Bedroom 2

14' 6" x 8' 8" ( 4.42m x 2.64m )

A door leads from the first floor landing into bedroom 2 with a double glazed window to the rear aspect, a radiator and with lift access from the lounge.

### Bedroom 3

10' 3" x 9' 1" ( 3.12m x 2.77m )

A door leads from the first floor landing into bedroom 3 with a double glazed window to the front aspect and a radiator.

### Wet Room

A door from the first floor landing leads into the part tiled wet room with a WC, a wash hand basin, a shower, a shaver point, a radiator and a double glazed window to the rear aspect.

## Outside Space

### Front Garden

The front garden is laid to a driveway which allows for off street parking for upto 2 vehicles.

### Rear Garden

A door leads from the kitchen onto the low maintenance rear garden which is laid to a patio and an astro lawn with some flower beds, an outside tap and a side access pathway.

### Agents Note

We are advised that there is a shared path with the neighbouring property.

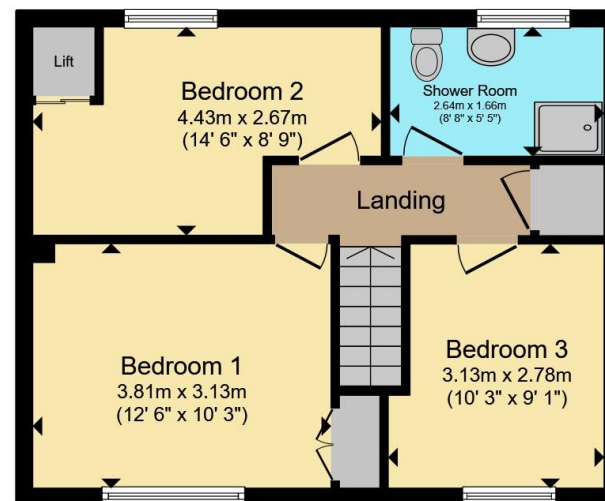








**Ground Floor**



**First Floor**

Total floor area 88.1 m<sup>2</sup> (949 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/DCH309481](http://connells.co.uk/Property/DCH309481)**



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