



Connells

Westleigh
Warminster



Property Description

Situated on the Longleat side of Warminster is this Generous Two Bedroom End Terrace Property.

Accommodation comprises Entrance Porch, Entrance Hall, Lounge, Kitchen / Diner, Two DOUBLE Bedrooms & Family Bathroom.

Outside there are Gardens to the Front, Side & Rear.

Viewing strongly recommended in order to appreciate & secure....

Entrance Porch

Door to front aspect. Windows to front & side. Area for coats. Door to:

Entrance Hall

Door from entrance porch. Stairs rising to first floor. Understairs cupboard. Door to Lounge & Kitchen.

Lounge

15' 10" max x 9' 11" max (4.83m max x 3.02m max)

Window to front aspect. Radiator. Door back to Entrance Hall.

Kitchen / Diner

16' 8" max x 14' 10" max (5.08m max x 4.52m max)

Window & door to rear aspect, overlooking garden. Comprising a range of wall & base units with work surface over. Tiled splashback. Inset sink and drainer unit. Built in oven and inset gas hob. Space for appliances. Space for table & chairs.

Pantry / Storage Cupboard

Providing pantry & storage space. Housing gas fired combi boiler serving heating and hot water system.

First Floor Landing

With stairs from Entrance Hall. Doors to Bedrooms & Bathroom.

Bedroom One

16' max x 10' 1" max (4.88m max x 3.07m max)

Dual aspect room with windows to both front and rear. Radiator.

Bedroom Two

11' 11" max x 10' 4" max (3.63m max x 3.15m max)

Window to front aspect. Built in airing cupboard with hot water tank. Radiator.

Bathroom

Window to rear aspect. Suite comprising bath with shower over, wash hand basin and low level wc. Partly tiled walls.

Outside

The property sits at the end of a staggered terrace and benefits from gardens to the front, side & rear. To the front there is a lawn with a path to entrance porch. At the rear the garden is enclosed by fencing. Paved patio and lawn area. Selection of plants & shrubs.

Driveway

Driveway providing parking for one car.

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.









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

Tenure: Freehold

view this property online connells.co.uk/Property/TWB307304



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