

for sale

guide price **£600,000**



Merrymeeting, Rood Ashton Park, West Ashton, TROWBRIDGE BA14 6AT

Substantial Detached Family Home on a secluded lane in West Ashton opposite St Johns Church....



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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 Hall

Door to front aspect. Stairs to first floor. Radiator. Doors to Cloakroom, Kitchen / Breakfast Room & Dining Room.

Cloakroom

Obscure window to the front. Suite comprising low level wc & wash hand basin.

Kitchen / Breakfast Room

18' 11" max x 18' 7" max (5.77m max x 5.66m max)

Two windows to front aspect. Comprising a modern & stylish range of wall, base & drawer units with work surfaces over & part tiled walls. Inset sink and drainer. Free standing slot in range style cooker. Integrated dishwasher. American style fridge freezer. Continuation of work surface providing seating area. Door to understairs cupboard. Further built in storage cupboard. Door to Dining Room. Open access to Utility Room. Radiator.

Utility Area

10' 10" max x 4' max (3.30m max x 1.22m max)

Work surfaces with space under for appliances. Double doors out garden. Door to Workshop & Garage.

Dining Room

12' 8" max x 10' 5" max (3.86m max x 3.17m max)

Patio door to rear aspect, opening on to generous garden. Door back to Entrance Hall. Open access to Lounge. Radiator.



Living Room

Good size dual aspect room with window to front & patio doors to rear, leading to garden. Fire place. Door to Snug. Radiator.

Snug

11' 4" max x 9' 11" max (3.45m max x 3.02m max)
Patio door to rear, leading out to garden. Open access to Study.
Door to Annex. Radiator.

Study

11' 4" max x 11' 3" max (3.45m max x 3.43m max)
Window to front aspect. Radiator.

Annex Living Area

14' 2" max x 13' 2" max (4.32m max x 4.01m max)
Window to rear aspect. Door to Bedroom. Radiator.

Annex Bedroom

13' 9" max x 9' 8" max (4.19m max x 2.95m max)
Window to front aspect. Built in cupboards. Door to En Suite.
Radiator.

En Suite

Obscure window to side. Suite comprising shower cubicle, wash hand basin and low level wc. Tiled walls. Door to cupboard.

First Floor Landing

With stairs from Entrance Hall. Doors to Bedrooms Two, Three & Four, Family Bathroom and Bedroom One via Dressing Room.
Radiator.

Bedroom One

12' 8" max x 11' 4" max (3.86m max x 3.45m max)
Window to front aspect. Storage cupboard. Door to En Suite.
Radiator.

En Suite

Window to rear. Suite comprising shower cubicle, wash hand basin & low level wc. Tiled walls.

Bedroom Two

17' 10" max x 10' 2" max (5.44m max x 3.10m max)
With windows to front & side aspects. Built in storage / wardrobe . Door to En Suite. Radiator.

En Suite

Obscure window to side. Suite comprising shower cubicle, wash hand basin & low level wc. Tiled walls.

Bedroom Three

19' 2" max x 9' 8" max (5.84m max x 2.95m max)
Two windows to rear aspect, overlooking well tended garden.
Radiator. Wardrobes.

Bedroom Four

13' 1" max x 10' 5" max (3.99m max x 3.17m max)
Window to rear aspect, overlooking garden. Radiator.
Wardrobes.

Dressing Room

Range of built in wardrobes. Open access to Bedroom One.

Family Bathroom

Window to front. Four piece suite comprising low level WC, wash hand basin, bath with shower attached and separate shower cubicle with glass door. Part tiled walls.

Garage

Attached garage to the side. Up and over door. Power & light.
Doors to workshop.

Workshop

Door to garden. Door to Utility Area. Doors back to Garage.
Open access to Plant Room. Further boiler housed & not completely installed as awaiting fitting of the flu before this can be put into service.

Plant Room

Housing wood pellet fire boiler & hot water cylinder.

Front Garden

Generous driveway with five bar gate leads to front to the property, affording parking for several vehicles. Selection of mature trees and established beds. Gated pedestrian access leads to the rear. Enclosed by hedgerow, rail & wood panelled fencing.

Rear Garden

Large gardens to the rear enclosed by fencing. Well tended with numerous areas for seating / entertaining. Built in covered bbq area. Steps down to decking areas and large lawn area. Large fish pond. Garden sheds. Raised covered storage area to the rear of the garage. Log stores. Established flower & shrub beds. Mature trees. Greenhouse. Pedestrian access back to the front of the property.







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

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Property Ref: TWB307419 - 0006

Tenure: Freehold EPC Rating: E

Council Tax Band: G

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