



Connells

Beaconsfield Way
Frome



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.

Property Description

Mid Terrace Two Bedroom Property on the established Stonebridge Estate behind Frome College & Merlin Theatre. Set back from the road this property would make a great investment of first time buy opportunity.

Entrance Porch, Lounge, Kitchen / Dining Room, Two Double Bedrooms & Three Piece Bathroom.

Gardens to the Front & Rear along with Parking Space.

Viewing highly advised as available with No Onward Chain.

Entrance Porch

Door to front aspect. Cloaks cupboard. Door to Lounge.

Lounge

16' 8" max x 11' 8" max (5.08m max x 3.56m max)

Window to front aspect. Stairs to first floor with cupboard under. Radiator. Door to Kitchen / Dining Room,

Kitchen / Dining Room

11' 9" max x 9' 3" max (3.58m max x 2.82m max)

Door & window to rear, overlooking and leading to garden. Comprising wall, base & drawer units with work surfaces over & splashback tiling. Space for freestanding cooker & further under counter appliance. Radiator. Wall mounted gas fired boiler serving heating & hot water system. Area for table & chairs.

First Floor Landing

Stairs from Lounge. Doors to Bedrooms & Bathroom.

Bedroom One

11' 9" max x 9' 5" max (3.58m max x 2.87m max)
Window to rear aspect. Radiator. Overstairs cupboard.

Bedroom Two

11' 9" max x 10' 2" inc door recess (3.58m max x 3.10m inc door recess)
Square bay window to front aspect. Radiator.

Bathroom

Three piece bathroom comprising bath with wall mounted shower & screen to side, wash hand basin & low level wc. Tiled walls. Radiator. Built in cupboard with hot water tank.

Front Garden

Area laid to lawn with paved path to front entrance.

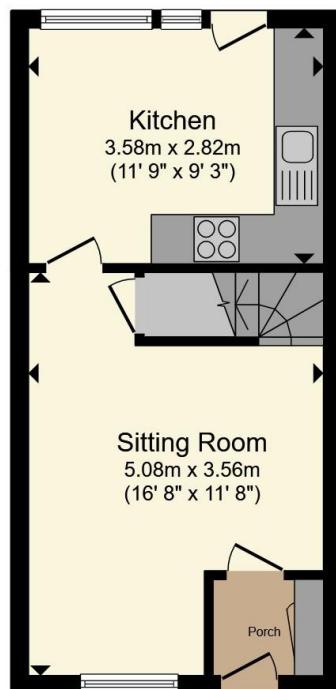
Rear Garden

Laid to lawn with paved patio & path. Fencing. Gated access to the rear.

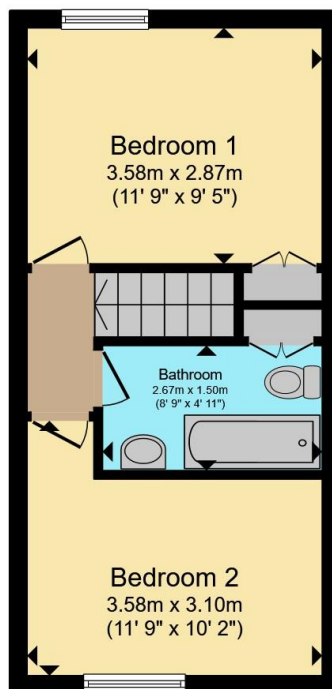
Parking

The property has it's own parking space.





Ground Floor



First Floor

Total floor area 56.3 m² (606 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

Connells



To view this property please contact Connells on

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11 Fore Street
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EPC Rating: C Council Tax
Band: B

view this property online connells.co.uk/Property/TWB307712

Tenure: Freehold



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