

# property details **approval form**

70 Hurricane Drive, Calne, Wiltshire, SN11 8GB

**Date:** 18 April 2025

**Property Ref and Version:** CLN109213 - 0005

# selling your home with us!



## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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guide price £320,000

Tenure: Freehold

## >> **key features**

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- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers fees apply
- > NO ONWARDS CHAIN
- > Semi-detached home
- > Kitchen / Diner
- > Three bedrooms, en suite to the master, and family bathroom
- > Garage & Driveway parking
- > EPC Rating: B

## >> **short description**

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In a sought after location, and built by the reputable Barratt Homes, this fantastic three bedroom home must be viewed to be appreciated!

The accommodation is light and spacious throughout, and benefits from KITCHEN/DINER, en suite to the master, GARAGE, and driveway parking. Book your viewing today!

## >> **long description**

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An absolute must see home!! In a sought after location, offering easy access to the town centre, local amenities and schools, this fantastic Barratt Home is light and spacious throughout.

The ground floor accommodation boasts KITCHEN / DINER with French doors to the garden, large dual aspect living room, and downstairs cloakroom. The first floor then boasts MASTER BEDROOM WITH EN SUITE, two further bedrooms, and family bathroom. Externally there is a GARAGE, and DRIVEWAY PARKING, plus enclosed garden.

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Calne is a historic market town set in the beautiful county of Wiltshire, with many different attractions Calne has a lot to offer. The town is highly desired and is the perfect escape to the country location, yet still contains all the local amenities needed! With each side of Calne having its own benefits, there is always the right home for you wherever you need it. There are quick links with access to popular commuter routes to the A4 and M4 Corridor aiding smooth travels around the country and further afield. As well as this, the direct train to London Paddington is in nearby Chippenham which can be accessed on the regular bus routes to both Swindon and Chippenham. With the local schools obtaining 'Outstanding' Ofsted results, family life is perfect for Calne as well as the activities to get involved in. This unique town is beginning to grow and develop with amenities such as a large Tesco, independent restaurants and shops.

## >> **directions**

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## >> **Agent Note**

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## >> **room description**

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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.

### **Cloakroom**

WC and wash hand basin, with tiled splashbacks.

### **Lounge**

16' 3" max x 10' 2" max ( 4.95m max x 3.10m max )

Windows to the front and side, radiator, and TV point.

### **Kitchen**

10' 4" max x 7' 8" max ( 3.15m max x 2.34m max )

Fitted kitchen with a range of wall and base units, rolled edge work surfaces, and matching upstands. Integrated fridge freezer, and dishwasher, window to the side overlooking the garden. Stainless steel sink and drainer, electric oven and gas hob.

### **Dining Area**

10' 8" max x 8' 6" max ( 3.25m max x 2.59m max )

Window to the front, and French doors to the side into the garden. Open plan to the kitchen.

### **Bedroom One**

13' max x 9' 8" max ( 3.96m max x 2.95m max )

Window to the front, and a radiator.

### **En Suite**

Obscure window to the front, WC and wash hand basin. Shower cubicle, and an extractor fan.

### **Bedroom Two**

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10' 4" max x 8' 8" max ( 3.15m max x 2.64m max )

Window to the front, and a radiator.

### **Bedroom Three**

7' 3" max x 6' 10" max ( 2.21m max x 2.08m max )

Window to the side, and a radiator.

### **Bathroom**

Obscure window to the side, WC and wash hand basin, bath, and part tiling.

### **Rear Garden**

Low maintenance rear garden, mainly laid to lawn, with a patioed area, and gated side access.

### **Parking**

Driveway parking for a couple of cars.

### **Garage**

Up and over door to the front.

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## >> **property images**



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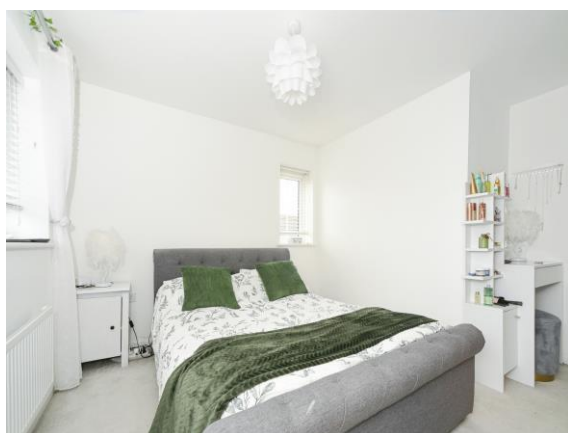
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## >> floor plan



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](http://www.focalagent.com)

## >> approval

	Signature	Date
Josh Hamilton		
Mr & Mrs K.&V. Hall		