



Weston Close, Calne SN11 8GY

welcome to

Weston Close, Calne

A well-presented home featuring a spacious lounge with garden access, stylish kitchen/diner with integrated appliances and three bedrooms including en suite to the master. Benefits include a family bathroom, cloakroom, ample storage, private rear garden with patio and decking and driveway parking.



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

Radiator.

Cloakroom

WC, wash hand basin, radiator, extractor fan.

Kitchen/Diner

11' 9" max x 18' 7" max (3.58m max x 5.66m max)
Window to front aspect, stainless steel sink and drainer, integrated dishwasher, washing machine and fridge freezer, extractor fan, electric oven and hob, storage cupboard, radiator, window to side aspect, boiler access.

Lounge

15' 4" max x 10' 9" max (4.67m max x 3.28m max)
Doors to the rear of the property, two radiators.

Landing

Airing cupboard, loft access.

Bedroom One

10' 7" max x 15' 5" max (3.23m max x 4.70m max)
Window to rear aspect, radiator, integrated wardrobes.

En Suite

Window to side aspect, shower, WC and wash hand basin, extractor fan, shaving port, heated towel rail.

Bedroom Two

11' 8" max x 8' 5" max (3.56m max x 2.57m max)
Window to front aspect, radiator.

Bedroom Three

6' 7" max x 10' 9" max (2.01m max x 3.28m max)
Window to front aspect, radiator.

Bathroom

Window to side aspect, towel rail, WC and wash hand basin, extractor fan, bath and shower over.

Rear Garden

Patio and lawn, outside tap, shed, decking area, gated side access. Potential to extend the garden to the left of the property-subject to planning permission.

Parking

Two parking spaces opposite the property.



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Weston Close, Calne

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedrooms
- En Suite to the Master

Tenure: Freehold EPC Rating: B
Council Tax Band: C

guide price

£240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CLN109301 - 0010

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