

property details **approval form**

36 Martins Croft, Colerne, Chippenham, Wiltshire, England, SN14 8DT

Date: 07 August 2024

Property Ref and Version: COS106602 - 0014

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.

Your Allen & Harris office: 28 High Street, CORSHAM, Wiltshire, SN13 0HB

T 01249 713877 **E** corsham@allenandharris.co.uk

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>> **price**

guide price £165,000

Tenure: Freehold

>> **key features**

- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers fees apply
- > Three Bedroom Semi-Detached Property.
- > Non-Standard Construction-Cash Buyers Only.
- > Wonderful Village Location.
- > Generous Rear Garden, Front Garden and Driveway Parking.
- > Requiring Modernisation.
- > EPC Rating: Awaited

>> **short description**

Allen&Harris are delighted to offer this Three Bedroom Semi-Detached property for sale.

Benefiting from a generous rear garden and driveway parking.

This property is Non-Standard Construction and requires modernisation.

A wonderful opportunity awaits the new owner.

>> **long description**

Welcome to Martins Croft.

Pleasantly situated in the popular Village of Colerne, this property is of Non-Standard Construction.

The property has a front garden and driveway parking as well as a sunny, generous rear garden.

Entering the property you are greeted with an entrance hallway which then leads through to the living room and dining room.

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There is a large conservatory to the rear, a kitchen and a utility/sun room.

To the first floor you will find two double bedrooms, a single bedroom, bathroom and separate w/c.

This property offers huge scope for the new owner.

The Village of Colerne enjoys wonderful countryside, a primary school, church and village hall.

There are good transport links to Corsham, Bath and Chippenham.

>> **directions**

>> **Agent Note**

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>> **room description**

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 £300 inc VAT towards the preparation cost of the pack.

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 Hallway

Living Room

12' 10" max x 11' 9" (3.91m max x 3.58m)

Dining Room

12' 9" x 8' 9" (3.89m x 2.67m)

Kitchen

8' 8" max x 8' 2" (2.64m max x 2.49m)

Utility/Sun Room

Conservatory

16' 1" max x 9' 2" max (4.90m max x 2.79m max)

First Floor Landing

Bedroom One

13' 1" max x 11' 8" (3.99m max x 3.56m)

Bedroom Two

13' max x 9' 2" (3.96m max x 2.79m)

Bedroom Three

8' 8" max x 8' 1" (2.64m max x 2.46m)

Bathroom

Cloakroom

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Front Garden

Rear Garden

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>> property images



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>> **property images**



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>> property images

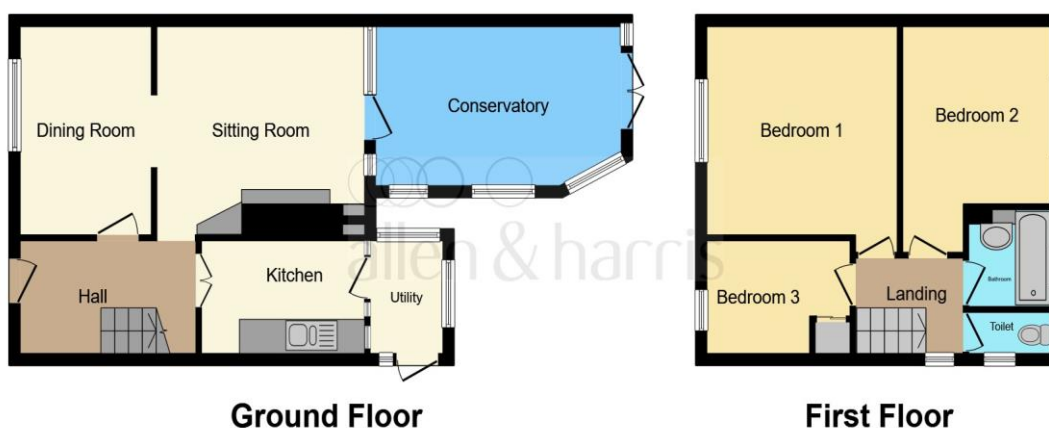
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>> floor plan



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

>> approval

Signature

Date

Sarah Bellamy		
Mrs I. Eades		

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