



Eastfield, West Lavington, Devizes, SN10 4HW

welcome to

Eastfield, West Lavington Devizes

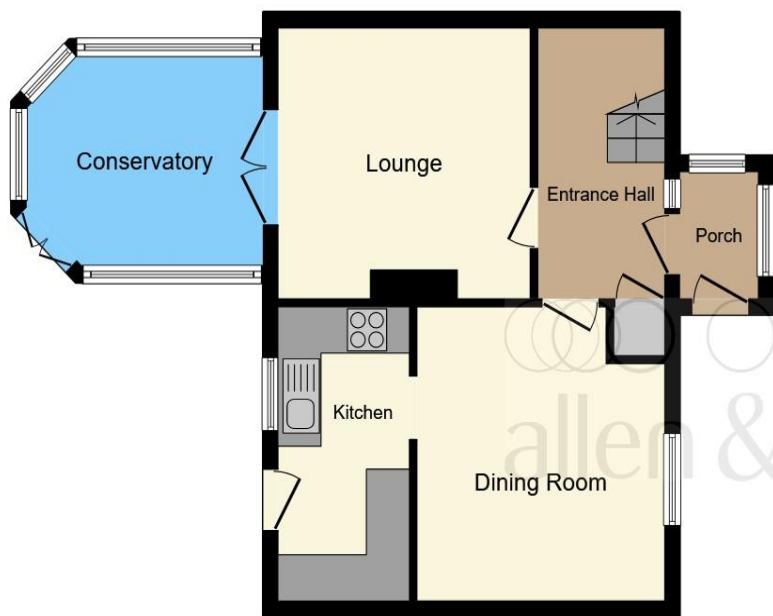
Introducing a charming 3-bedroom mid-terrace house nestled in the heart of the picturesque village of West Lavington. This delightful property offers a perfect blend of comfort, style, and convenience.

Upon entering, you are welcomed by a quaint porch, which sets the tone for the warm and inviting atmosphere that permeates the entire home. Step through to the spacious living area, where the heart of the house lies. A generously-sized conservatory bathes this space in natural light, creating an ideal spot for relaxation and entertainment throughout the seasons.

The ground floor also features a well-appointed kitchen, equipped with modern amenities to cater to your culinary needs. The recently renovated garden, a hidden gem, awaits just beyond the conservatory. Its lush greenery and meticulous landscaping provide a serene outdoor retreat, perfect for al fresco dining, gardening, or simply unwinding.

Ascend to the upper level, and you'll discover three double bedrooms, each offering ample space and comfort. Whether it's a master suite, guest room, or home office, these versatile rooms can adapt to your lifestyle.

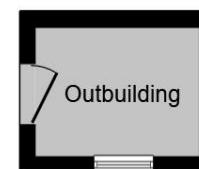




Ground Floor



First Floor



Outbuilding

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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 4.2% of the purchase price including VAT, subject to a minimum of £6000.00 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

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Desirable Village Location
- Three Bedrooms

Tenure: Freehold EPC Rating: E

guide price

£240,000

directions to this property:

From the Allen & Harris Office

Head southeast on Northgate St toward The Market Pl

Continue onto The Market Pl

Continue onto St.John's St

Continue onto Long St

At the roundabout, take the 2nd exit onto Potterne Rd/A360

Turn left onto Sandfield

Turn left onto The Spinney

Turn right onto Eastfield

Destination will be on the right



view this property online [allenandharris.co.uk/Property/DVZ106138](https://www.allenandharris.co.uk/Property/DVZ106138)

Please note the marker reflects the postcode not the actual property

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
DVZ106138 - 0010

 allen & harris



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