



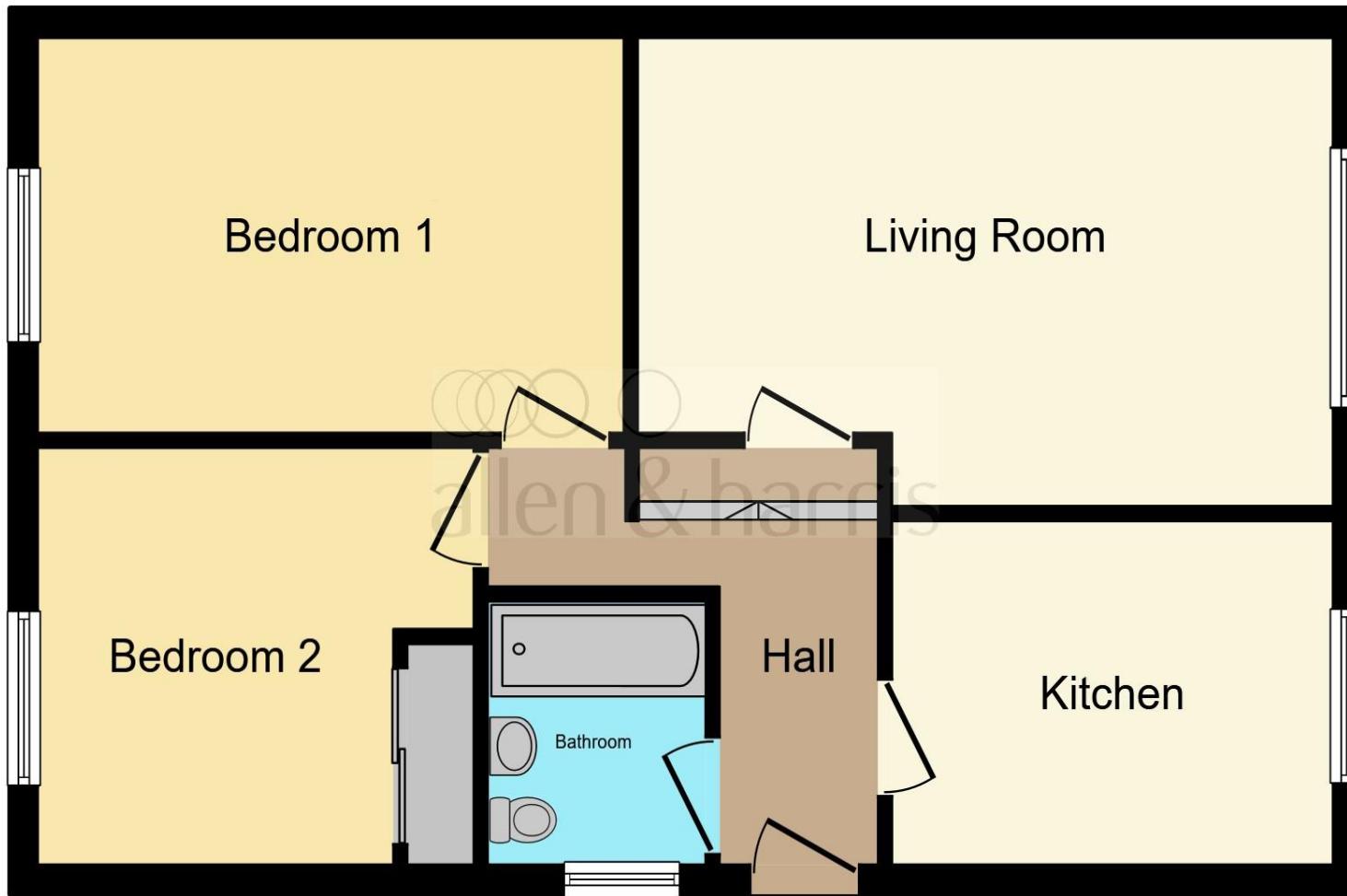
**The Ruddings, Leighton Lane, Evercreech, Shepton Mallet, BA4
6DR**

welcome to

The Ruddings, Leighton Lane, Evercreech, Shepton Mallet

This link-detached bungalow in a quiet Evercreech location, offering two double bedrooms, a spacious lounge/diner, timber frame conservatory, south/west-facing garden, garage, and driveway, offers the opportunity for updating, is close to village amenities and offered with no onward chain.





Entrance Hall

Lounge Dining Room

17' 5" max x 10' 3" max (5.31m max x 3.12m max)

Conservatory / Sun Room

11' 8" max x 7' 10" max (3.56m max x 2.39m max)

Kitchen

10' 6" max x 7' 11" max (3.20m max x 2.41m max)

Main Bedroom

15' 11" max x 8' 1" (4.85m max x 2.46m)

Bedroom Two

10' 2" max x 9' max (3.10m max x 2.74m max)

Bathroom

Outside

Rear Garden

Garage & Driveway Parking

17' 7" max x 8' 3" max (5.36m max x 2.51m max)

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

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The Ruddings, Leighton Lane, Evercreech, Shepton Mallet

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Link-Detached Bungalow in a Quiet Residential Setting
- Two Double Bedrooms
- Spacious Lounge/Diner with Feature Fireplace
- Conservatory with Garden Views
- Family Bathroom with Bath and Shower Over
- South/West-Facing Garden
- Garage & Driveway for Off-Road Parking

Tenure: Freehold EPC Rating: E

Council Tax Band: C **guide price**

£240,000



view this property online allenandharris.co.uk/Property/WEL106294

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.



Please note the marker reflects the postcode not the actual property



Property Ref:
WEL106294 - 0002

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