



Merion Cottage West Amesbury, Salisbury SP4 7BH

welcome to

Merion Cottage West Amesbury, Salisbury

Fox and Sons are delighted to bring to market this Grade II listed thatched cottage. Set in the picturesque West Amesbury.

Viewing is recommended.



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

Carpet, radiator, front aspect window.

Downstairs Cloakroom

W/c, sink, carpet.

Lounge

17' 10" x 14' 9" (5.44m x 4.50m)

Carpet, dual aspect windows, storage, open fireplace, door to garden, two radiators.

Dining Room

13' 3" x 8' (4.04m x 2.44m)

Carpet, radiator, dual aspect windows.

Kitchen/ Boot Room

23' 9" x 9' 3" (7.24m x 2.82m)

Tiled flooring, refitted kitchen upper and lower cabinets, electric cooker, extractor hood, radiator, dual aspect windows, boiler, storage, access through the boot room for side and rear access of the property, utility area.

Landing

Carpet, radiator, doors to bedrooms and bathrooms.

Bedroom One

17' 7" x 14' 7" (5.36m x 4.45m)

Carpet, dual aspect windows, built-in wardrobe, two radiators.

Bathroom One

Carpet, front aspect window, w/c, sink, heated towel rail, bath with hand shower attachment.

Bedroom Two

11' 1" x 9' 8" (3.38m x 2.95m)

Carpet, radiator, built-in wardrobe, side aspect window.

Bathroom Two

12' 1" x 9' 5" (3.68m x 2.87m)

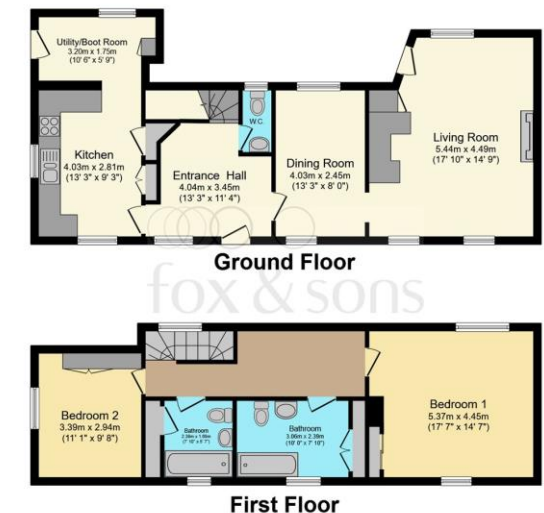
Carpet, radiator, front aspect window, storage, bath with hand shower attachment, w/c, sink.

Rear Garden

Landscaped garden with plant and shrub borders, three tier, patio area.

Driveway And Garage

To the side of the property.



Total floor area 117.1 m² (1,261 sq.ft.) approx

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.



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Merion Cottage West Amesbury, Salisbury

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers' fees apply
- Two Bedroom, Two Bathroom Thatched Cottage.
- Grade II listed.

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: E

guide price

£345,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
AME105217 - 0008

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