



South Street, Crewkerne TA18 8AD


fox & sons

welcome to

South Street, Crewkerne

A two bedroom semi-detached house which would benefit from some updating. There are two reception rooms and a downstairs cloakroom. Outside there are gardens to front and rear, with the potential to create parking at the front once the necessary planning consents have been obtained.



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.

Ground Floor

Entrance Hall

Double glazed door to side. Under stair cupboard.

Cloakroom

Side aspect double glazed window. Fitted with an electric shower and WC. Extractor fan.

Living Room

14' 1" max x 11' 6" max into bay (4.29m max x 3.51m max into bay)

Front aspect double glazed bay window. Side aspect double glazed window. Gas fire. TV point. Radiator.



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Dining Room

11' 3" max x 10' 5" (3.43m max x 3.17m)

Rear aspect double glazed window. Feature fire. Cupboard with plumbing for washing machine. Telephone point. Radiator.

Kitchen

7' 11" max x 5' 2" (2.41m max x 1.57m)

Rear aspect double glazed window. Double glazed door to side. Fitted base and wall units. Work surfaces incorporating a sink and drainer. Tiled splashbacks. Space for cooker. Radiator.

First Floor

Landing

Side aspect double glazed window. Boiler cupboard. Access to loft.

Bedroom 1

14' 1" max x 9' 11" (4.29m max x 3.02m)

Front aspect double glazed window. Feature fire. Built-in wardrobe. Radiator.

Bedroom 2

10' x 8' 8" max (3.05m x 2.64m max)

Rear aspect double glazed window. Radiator.

Bathroom

Rear aspect double glazed window. Fitted with a shower cubicle, wash hand basin and WC. Part tiled. Radiator.

Outside

At the front of the house the garden is laid to lawn with shrubs. A pathway at the side leads to the rear garden, which is mainly laid to lawn with a pond, greenhouse and garden shed.



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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South Street, Crewkerne

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi-Detached House
- Two Bedrooms
- Two Reception Rooms
- Front and Rear Gardens
- NO ONWARD CHAIN!
- Council Tax Band: B

Tenure: Freehold EPC Rating: D

guide price

£180,000



directions to this property:

From Fox & Sons town centre office, proceed out of town along South Street and the property will be found on the right hand side denoted by our For Sale board.



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRK105659 - 0002

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.

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