



Bridge Cottages, Greenham, Crewkerne TA18 8QE

welcome to

Bridge Cottages, Greenham, Crewkerne

A two bedroom mid terraced property in a lovely rural location on the outskirts of Drimpton. There is a partly built extension to the rear of the property. Viewing is a must!



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.

Ground Floor

Lounge

12' 11" x 12' 4" max (3.94m x 3.76m max)
Double glazed window and door to front aspect.
Wood burner. Telephone point.

Kitchen

12' 1" x 10' 7" max (3.68m x 3.23m max)
Double glazed window to rear aspect. Fitted with a range of base and wall mounted units. Work surfaces incorporating a stainless steel sink and drainer. Space and plumbing for washing machine.

Rear Extension

A partially finished extension in need of finishing.

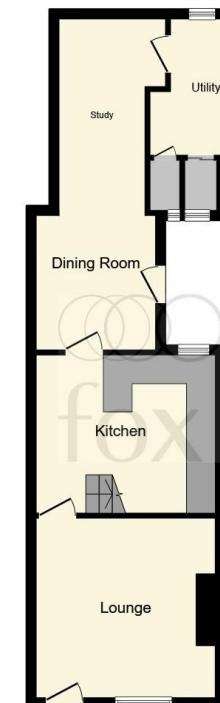
First Floor

Bedroom 1

12' 3" x 10' 1" (3.73m x 3.07m)
Double glazed window to rear aspect. Electric heater. TV and telephone point.

Bedroom 2

12' 3" x 7' 9" max (3.73m x 2.36m max)
Double glazed window to front aspect. Electric heater.



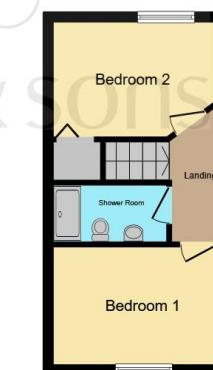
Ground Floor

Shower Room

Fitted with a suite comprising a wash hand basin and WC. Shower cubicle. Extractor fan.

Outside

The property benefits from gardens to the front and rear, the rear garden being laid to patio area and shed. To the front is a garden with shrubs and off road parking.



First Floor

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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Bridge Cottages, Greenham, Crewkerne

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedrooms
- Unfinished Extension
- Rural Location
- Off Road Parking
- Gardens to Front And Rear

Tenure: Freehold EPC Rating: E

Council Tax Band: B

guide price

£80,000



directions to this property:

From Crewkerne proceed out on the B3165 to Clapton. Proceed through Clapton and on leaving the village turn left after the bridge, signposted Drimpton; continue along this road and take the first right towards Greenham. At the crossroads turn right and continue along this road for a short while and the property will be found on your left hand side denoted by our 'For Sale' board.



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Please note the marker reflects the postcode not the actual property



Property Ref:

CRK105508 - 0008

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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