



**Roping Road, Yeovil, BA21 4BE**



**welcome to**

## **Roping Road, Yeovil**

A one bedroom first floor apartment, offered for sale with no onward chain, within close proximity to the Town Centre and hospital. The accommodation offers a modern fitted kitchen and shower room and communal parking. The property is a perfect first time buy/investment opportunity



### 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.

### Communal Entrance

Secure door opening into the communal entrance hall. Stairs rising to all floors. The apartment can be found on the first floor.

### Apartment Entrance

Solid door opening into:

### Entrance Hall

Opening into:

### Living Accommodation

18' 5" x 9' 6" ( 5.61m x 2.90m )

Double glazed window to the front. Aerial point. Telecom entry system. The kitchen area comprises a range of fitted wall and base units with work surface over. Single bowl stainless steel sink and drainer with mixer tap. Integrated electric hob with double oven below. Plumbing for washing machine. Space for fridge/freezer.

### Bedroom

8' 9" x 8' 5" ( 2.67m x 2.57m )

Double glazed window to the front. Space for free standing furniture.

### Shower Room

Suite comprising walk in shower cubicle, wash hand basin inset to vanity unit and WC. Airing cupboard. Shaver point.

### Outside

There is a communal parking area to the rear.



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](http://www.focalagent.com)



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## Roping Road, Yeovil

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- First Floor Apartment
- Double Bedroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 699.20

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 17 Mar 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£50,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YEO108303 - 0004

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