



Monks Dale, Yeovil, BA21 3JG

fox & sons

welcome to

Monks Dale, Yeovil

A three bedroom linked family home, offered for sale with no onward chain, situated within a popular residential area of Yeovil. The accommodation boasts a wealth of space and natural light throughout and externally features driveway parking, garage and enclosed low maintenance rear garden.



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

Double glazed door to the front, opening into:

Entrance Hall

Stairs rising to the first floor. Two storage cupboards. Radiator.

Kitchen

9' 10" x 9' 10" max (3.00m x 3.00m max)

Double glazed window to the rear. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. One and a half bowl stainless steel sink and drainer with mixer tap. Integrated electric hob with cooker hood over and oven below. Plumbing for washing machine. Space for fridge/freezer. Tiled flooring. Double glazed door to the rear, opening to the garden and parking area.

Lounge/ Diner

19' 10" x 14' 6" max (6.05m x 4.42m max)

A light and spacious room with double glazed windows to the front and rear. Space for dining table and chairs. Two radiators.

Shower Room

Double glazed window to the front. Suite comprising enclosed shower cubicle, wash hand basin and WC. Radiator.

First Floor Landing

Double glazed windows to the front with fitted shutters. Access to the loft space. Airing cupboard housing boiler.

Bedroom One

15' x 9' 9" (4.57m x 2.97m)

Double glazed window to the rear, overlooking the garden. Built in wardrobe. Space for free standing furniture. Radiator.

Bedroom Two

9' 8" x 9' 3" + door recess (2.95m x 2.82m + door recess)

Double glazed window to the front. Built in wardrobe. Space for free standing furniture. Radiator.

Bedroom Three

9' 10" x 7' 5" (3.00m x 2.26m)

Double glazed window to the rear overlooking the garden. Built in wardrobe. Radiator.

Bathroom

Double glazed window to the front. Suite comprising corner bath with mixer tap and shower attachment, wash hand basin and WC. Shaver point. A cupboard with lighting

Garage

Up and over door to the front with power and light. Double glazed window and door to the side.

Rear Garden

Enclosed tier garden, laid mainly to shingle with raised decorative flower borders. Gated access leading to the garage & driveway. Gated side access leading to the front.



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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welcome to

Monks Dale, Yeovil

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Linked Family Home
- Three Bedrooms

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

£180,000

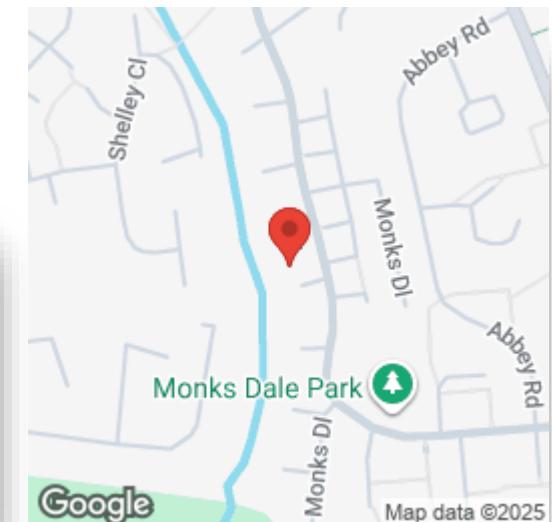


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Property Ref:
YEO108567 - 0003



Please note the marker reflects the postcode not the actual property



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