

property details **approval form**

7 Old Farm Court, Queen Camel, Yeovil, Somerset, England, BA22 7PT

Date: 11 September 2025

Property Ref and Version: YEO108167 - 0004

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 4. Room Description |
| 2. Key Features | 5. Property Images |
| 3. Short Description | 6. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Fox & Sons office: 14 Princes Street, YEOVIL, Somerset, BA20 1EW

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>> **price**

guide price £165,000

Tenure: Freehold

>> **key features**

- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers fees apply
- > Retirement Bungalow
- > Two Bedrooms
- > Spacious Accommodation
- > Garage & Allocated Parking
- > Enclosed Rear Garden
- > Village Setting
- > NO ONWARD CHAIN
- > EPC Rating: C

>> **short description**

A two bedroom terrace bungalow, situated within an over 55's development and located in the delightful village of Queen Camel. The accommodation is well presented and offers a wealth of space and natural light throughout. Externally boasting allocated parking, garage & enclosed rear garden.

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>> room description

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 Porch

Door opening into:

Entrance Hall

Access to the loft space. Storage heater.

Kitchen

12' 4" x 6' 9" (3.76m x 2.06m)

Double glazed window to the front. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. Single bowl stainless steel sink and drainer. Integrated electric hob with cooker hood over, glass splashback and electric oven below. Plumbing for washing machine. Space for fridge/freezer. Larder cupboard.

Lounge

12' 8" x 11' 2" (3.86m x 3.40m)

Double glazed sliding patio doors to the rear opening to the garden. Aerial point. Space for dining table and chairs. Storage heater.

Bedroom One

11' 2" x 11' (3.40m x 3.35m)

Double glazed window to the rear overlooking the garden. Space for free standing furniture. Storage heater.

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>> room description

Bedroom Two

12' 4" x 7' 1" (3.76m x 2.16m)

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

Bathroom

Double glazed window to the front. Suite comprising enclosed bath with mixer tap and shower attachment, wash hand basin and WC. Storage heater.

Garage

There garage is located in a near by block with up and over door to the front.

Parking

There is one allocated parking space.

Rear Garden

A fully enclosed rear garden, laid mainly to lawn with a paved patio area abutting the property, providing an ideal seating area to enjoy the summer sunshine.

Agent Note

There is a £220 pa service charge to Old Farm Court Management Ltd for maintaining the communal lawn and hedging areas.

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>> **room description**

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>> **property images**



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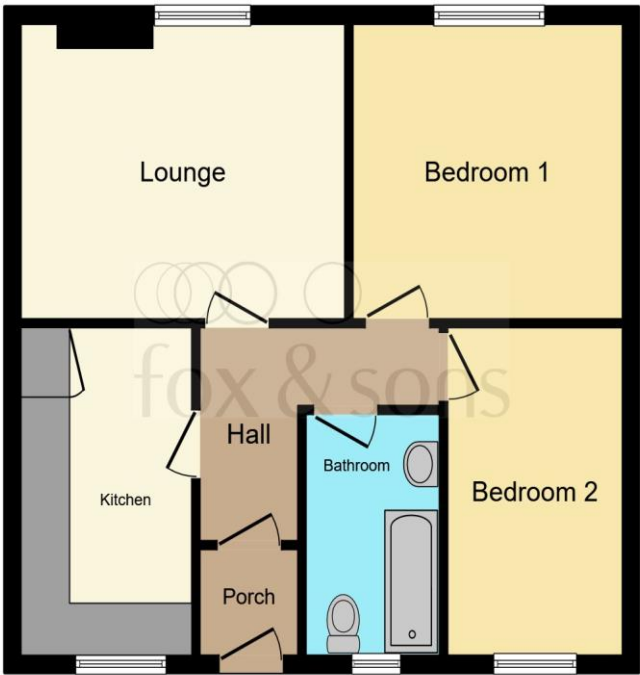
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>> floor plan



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

>> approval

Signature		Date
Laurence Cata		
Mrs S.G.J. Hamblin		