



St. Maughans Close, guide price £355,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Council Tax Band - F
- Delightful setting
- Four Bedrooms (2 ensuite)
- Two Receptions, Kitchen, Utility
- Integral garaging, garden with patio
- EPC Rating: C



 4  3  2



About the property

Attractive modern family home, enjoying popular setting. Well proportioned reception rooms, four bedrooms (2 ensuite). Convenient integral double garage and pleasant lawned garden with paved terrace to rear aspect. Competitively marketed, opportunity for proceedable buyers.

Situated at the beginning of a popular cul-de-sac comprising similar style properties. Attractive exterior design with feature inset brickwork and projecting covered porch and integral double garage. Superb family home offering four Bedrooms with two benefitting from an ensuite Shower room, along with main Bathroom. On the ground floor there is a Cloakroom off the Reception Hall. There are two well appointed reception rooms with the Sitting Room having wood effect flooring and a fireplace with inset coal effect gas fire. The modern fitted Kitchen benefits from a range of units and ample preparation areas. French doors provide easy access to the rear garden, ideal for entertaining. Conveniently leading off the Kitchen is the Utility Room with door to outside. The enclosed garden lies mainly to the rear with extensive lawned area and attractive stone paved terrace with path and gravel area to side.





Accommodation

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.

Reception Hall

Cloakroom

Sitting Room

11' 6" x 16' 5" (3.51m x 5.00m)
including stairwell.

Dining Room

11' 9" x 7' 9" (3.58m x 2.36m)

Kitchen

15' 2" x 8' 3" (4.62m x 2.51m)

Utility

7' 9" x 5' 1" (2.36m x 1.55m)

Floorplan



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

Important Information

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