



South Street, Crewkerne TA18 8AD

welcome to

South Street, Crewkerne

A well presented semi-detached house conveniently situated for town centre amenities. The accommodation includes two reception rooms, two bedrooms and a loft room. Outside there is a lovely south facing rear garden with a fantastic timber cabin, and off road parking at the front.



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

Entrance Porch

Double doors to front. Single glazed door to rear.

Living Room

16' x 10' (4.88m x 3.05m)

Front aspect double glazed bay window. Open fireplace. Radiator.

Dining Room

16' x 11' 4" (4.88m x 3.45m)

Side aspect double glazed window. Patio doors to garden. Log burner. Boiler. Radiator.

Kitchen

11' 8" x 8' 8" (3.56m x 2.64m)

Rear aspect double glazed window. Single glazed stable door to side. Fitted base and wall units. Work surfaces incorporating a sink and drainer. Space for cooker and washing machine. Radiator.

First Floor

Bedroom One

16' x 10' (4.88m x 3.05m)

Front aspect double glazed window. Two built-in wardrobes. Wooden flooring. Radiator.

Bedroom Two

10' x 6' 9" (3.05m x 2.06m)

Rear aspect double glazed window. Radiator.

Bathroom

6' 9" x 5' 1" (2.06m x 1.55m)

Rear aspect double glazed window. Fitted with a white suite comprising a panelled bath, wash hand basin and WC. Radiator.

Second Floor

Loft Room

16' x 13' (4.88m x 3.96m)

Double glazed skylight window. Fitted wardrobes. Eaves storage. Radiator.

Outside

At the front there is a driveway providing parking for four cars. A particular feature of the property is the good size enclosed rear garden, which is mainly laid to lawn with a number of mature trees and shrubs.

Cabin

12' 4" x 9' 1" (3.76m x 2.77m)

With power connected.



Total floor area 118.1 m² (1,271 sq.ft.) approx

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.propertybox.io

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welcome to

South Street, Crewkerne

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi-Detached House
- Two Bedrooms And Loft Room
- Living Room and Dining Room
- Enclosed Rear Garden and Driveway Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRK106574 - 0003

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