



**Grass Royal, Yeovil, BA21 4JN**

**welcome to**

**Grass Royal, Yeovil**

**\*\*RENOVATION PROJECT\*\*** A two/three bedroom terrace home, designed over three floors and offered for sale with no onward chain, situated close to the town centre, hospital & many local amenities. The property boasts a wealth of space and versatile accommodation along with huge potential.



## 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 leading down into the kitchen. Opening into:

## Dining Room

11' 4" into recess x 10' max ( 3.45m into recess x 3.05m max )  
Double glazed window to the front. Feature fireplace.

## Lounge

13' 8" max x 11' 4" into recess ( 4.17m max x 3.45m into recess )  
Double glazed window to the rear. Feature fireplace with tiled surround. Door opening the inner hall.

## Inner Hall

Double glazed window to the rear. Stairs rising to the first floor.

## First Floor Landing

Access to the loft space.

## Bedroom One

13' 11" x 9' 7" ( 4.24m x 2.92m )  
Double glazed window to the front. Space for free standing furniture.

## Bedroom Two

13' 5" x 10' 2" ( 4.09m x 3.10m )  
Double glazed window to the rear. Space for free standing furniture.

## Lower Ground Floor

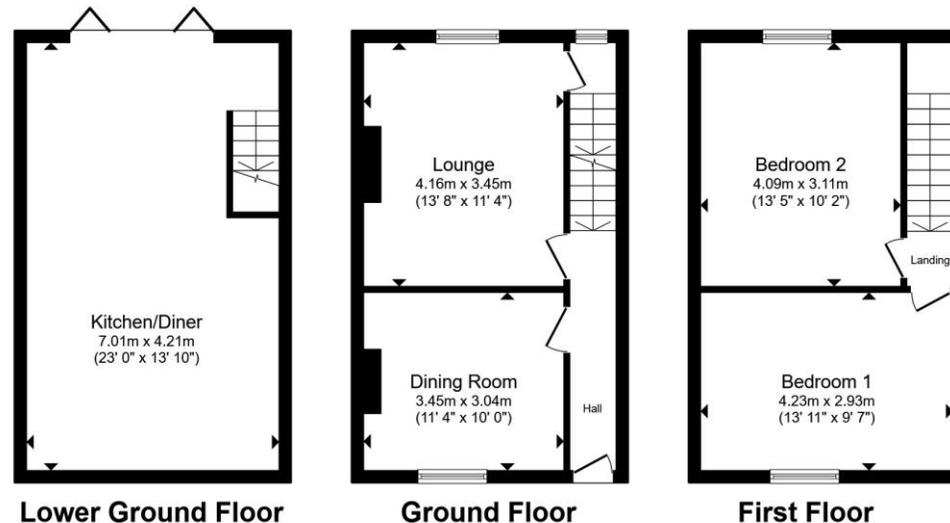
## Kitchen/ Diner

23' max x 13' 10" max ( 7.01m max x 4.22m max )  
Double glazed bi folding doors to the rear opening to the garden.

## Front Garden

Access via a drop kerb driveway providing off road parking.

## Rear Garden



Total floor area 95.3 m<sup>2</sup> (1,025 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](http://www.propertybox.io)

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## Grass Royal, Yeovil

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- **\*\*RENOVATION PROJECT\*\***
- Two/Three Double Bedrooms

Tenure: Freehold EPC Rating: G

Council Tax Band: A

guide price

**£80,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YEO108832 - 0004

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