



**St. Marys Crescent, Yeovil BA21 5RP**

welcome to

## St. Marys Crescent, Yeovil

Fox and Sons are pleased to bring to the market this spacious 3 bedroom semi detached home with drive way and garage. Offered with no onward chain the versatile space really must be viewed to be fully appreciated. Priced for a quick sale so act fast to ensure you don't miss out.



## 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 Hall

Double glazed window to the side. Stairs to first floor

## Lounge

16' 2" x 9' 7" ( 4.93m x 2.92m )

Double glazed window to the front, chimney breast.

Radiator

## Kitchen

11' 9" x 11' 2" ( 3.58m x 3.40m )

Kitchen area with radiator. opening to dining space at the rear.

## Dining Room

11' 5" x 10' ( 3.48m x 3.05m )

Double Glazed window to the side. Door leading to the rear garden.

## Bathroom

7' 10" x 5' ( 2.39m x 1.52m )

Bath with mixer taps. WC. Wash hand basin. Double glazed window to the rear.

## First Floor Landing

### Bedroom 1

16' 4" x 9' 6" ( 4.98m x 2.90m )

Double glazed window to the front. Radiator. Built in wardrobe.

### Bedroom 2

15' x 8' ( 4.57m x 2.44m )

Double glazed window to the rear and side. Radiator.

### Bedroom 3

8' 11" x 8' ( 2.72m x 2.44m )

Double glazed window to the rear. Radiator.

## Outside

### Front Garden

Laid to lawn and stones.

### Driveway

for up to three cars.

### Garage

With power light and up and over door.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Onward Chain
- Kitchen Diner

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£200,000**



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Property Ref:  
YEO108277 - 0002



Please note the marker reflects the postcode not the actual property



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