

for sale

guide price **£180,000**



Pathfinder Osborne Road Dodds Cross Sherborne DT9 4JX

Character property in need of modernisation throughout, a lounge with a woodburner, kitchen, further sitting room which could be used as a 4th bedroom, three bedrooms and bathroom. Outside is a good sized garden with views of the countryside and parking. Call today to arrange a viewing!



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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.



Lounge

Double glazed window to the front, log burner, radiator and a night storage heater.

Kitchen

Door to the front, double glazed window to the rear Velux style skylight, wall and base units, work surfaces, stainless steel sink and drainer, electric oven and hob, two radiators and a night storage heater.

Sitting Room /Bedroom 4

Double glazed windows to the front rear and side, radiator and a night storage heater.

Bedroom One

Double glazed windows to the side and rear, radiator and a night storage heater.

Bedroom Two

Double glazed window to the front and access to the loft.

Bedroom Three

Double glazed window to the front.

Bathroom

Double glazed window to the rear, bath with a shower over, WC, wash hand basin, radiator, heated towel rail, wall mounted propane gas boiler.

Garden

Triangle side garden laid to lawn, paved area, apple tree, garage and views over the fields.

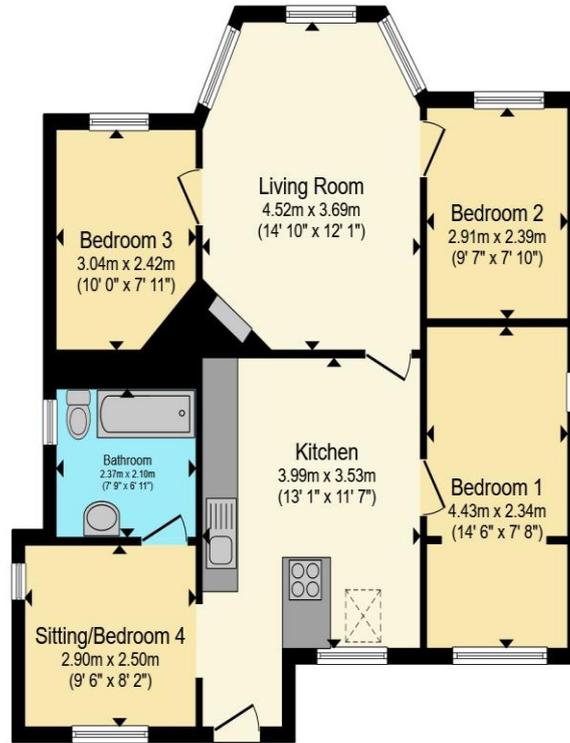
Parking

Driveway parking.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.





Floor Plan

Total floor area 72.5 m² (780 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

Connells

To view this property please contact Connells on

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92 Cheap Street
 SHERBORNE DT9 3BJ

Property Ref: SHR306555 - 0004

Tenure: Freehold EPC Rating: G

Council Tax Band: C

view this property online connells.co.uk/Property/SHR306555



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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