

4 MIDDLE PATH

Crewkerne, TA18 8BE

By Auction £135,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

For sale by Secure Sale Online Bidding. Terms and Conditions apply. See Auction note on brochure for full details.
A two bedroom double fronted cottage situated in the heart of the Town Centre. The property benefits from character features including woodburning stove, window shutters and flagstone flooring. In brief the accommodation comprises sitting room, kitchen/dining room, two bedrooms and a bathroom. Outside there is a courtyard leading to a laundry cupboard and a separate garden. Viewing advised with no onward chain.

Situation

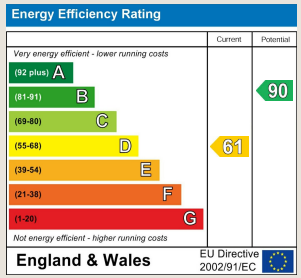
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, Lidl, post office, library, Nationwide, The Banking Hub, a day centre, leisure centre complete with pool and gym, independent shops, antique shops, doctors' surgeries, small hospital, dentist's, a variety of schools and nurseries, other professional services and many social and sporting activities. A mainline rail service (London - Waterloo) is available from the town's station. A faster train service is available from Castle Cary to Paddington Station.

The local area

Yeovil, 9 miles / Taunton, 19 miles / Dorset Coast, 14 miles / Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington).

Local Authority

Somerset Council Council Tax Band: A
Tenure: Freehold
EPC Rating: D













PROPERTY DESCRIPTION

Sitting Room

15'3" x 10'0" (4.67 x 3.05)
With a window to the front aspect and a door to the rear. Woodburning stove, beams, window shutters and a television point.

Kitchen/Dining Room

16'7" x 10'2" (5.08 x 3.10)
With dual aspect windows and a door to the front. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainer, integrated dishwasher, free standing Delonghi professional gas cooker and space for fridge/freezer. Wall mounted gas central heating boiler, radiator, beams and stairs rising to the first floor.

Landing

Storage cupboard and doors into:

Bedroom One

15'3" x 10'4" (4.67 x 3.15)
With dual aspect windows front and rear, shutters, built in wardrobes, radiator and access to the loft.

Bedroom Two

8'11" x 7'4" (2.72 x 2.24)
With a window to the front aspect, shutters and a radiator.

Bathroom

Suite comprising bath with shower over, low level WC, extractor fan, heated towel rail and tiling to all splash prone areas.

Laundry Cupboard/Store

Window and door to the side aspect, outside tap and plumbing for washing machine.
.

Outside

To the rear there is a small courtyard leading to the laundry cupboard. There is a separate garden, laid to lawn, flower beds and a pleasant seating area with large shed.

Auction Note

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

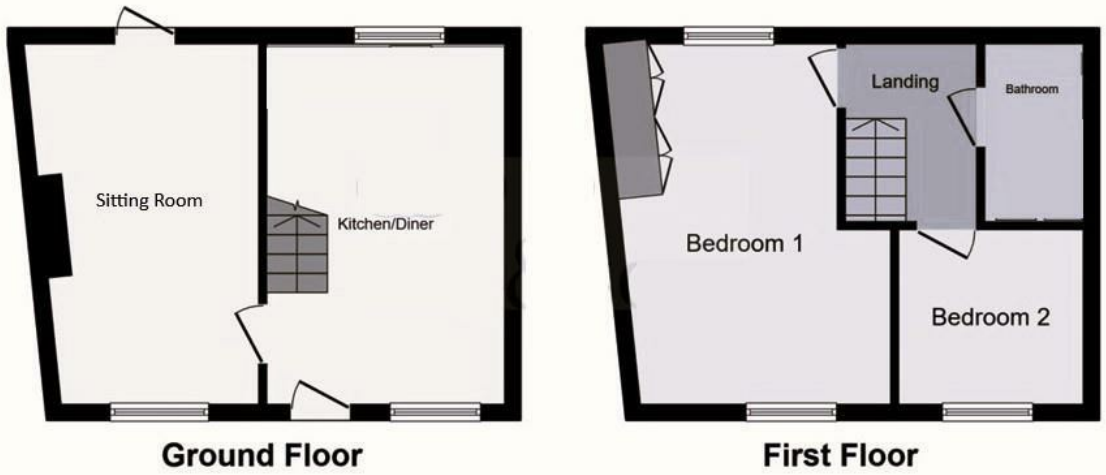
The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band - A. Mains water, drainage, gas and electricity. Shared driveway adjacent to the property, parking is on a first come, first served basis, alternatively, on road parking. The seller hold a 25 year roof guarantee from 22nd February 2024.





TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01460 74200

crewkerne@mayfairproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.

2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.

3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

MAYFAIR TOWN & COUNTRY

CERTIFIED AND ACCREDITED BY propertymark
propertymark cmp Client Money Protection
The Property Ombudsman