



Connells

High Street
Milborne Port Sherborne



Property Description

Charming Character Property Sold via the Modern Method of Auction

. This unique character property is full of charm and original features and offers an exciting opportunity for those looking to create a home to their own taste. In need of modernisation throughout, the property provides excellent scope for improvement.

To the rear, you'll find three generous reception rooms, offering flexible space for living, dining, or working from home and upstairs two bedrooms and bathroom. The front of the property includes former shop rooms (see agent's note), adding further versatility and potential for a range of uses.

Outside, the mature rear garden with established shrubs provides a peaceful outdoor space ready to be enhanced.

A rare opportunity to acquire a distinctive character property with huge potential, available through the Modern Method of Auction.

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.

Hallway

Door leading to the stairs to the first floor and an under stairs cupboard.

Lounge

Single glazed window to the side, flag stone flooring, log burner and a radiator.

Dining Room

Single glazed door and window to the side, tiled flooring, sky light, wall mounted gas central heating boiler and a radiator.

Conservatory

Double doors to the front and rear of the room and integral doors into the lounge.

Kitchen

Wall and base units, work surfaces, space for a fridge/freezer, tiled flooring, sink and drainer and plumbing for a washing machine.

Landing

Single glazed window to the side, large cupboard and an exposed stove.

Bedroom One

Single glazed window to the side with a feature stone arch and window seat, further window to the front, wooden floors, feature fireplace, radiator, television aerial socket and a telephone point.

Bedroom Two

Single glazed window to the front, wooden floors and a radiator.

Bathroom

Single glazed window to the rear, bath with a shower attachment and shower over, WC, wash hand basin, radiator and baxi gas heater.

Old Shop

Shop Room

Shop window to the front, electric meter and consumer unit.

Shop Room

Shop window and door to the front.

Rear Garden

To garden is laid to lawn with shrubs.

Agents Note

The shop front still has a commercial tie and the two rooms to the front of the property have a commercial tie. We understand that a change to Residential has previously been requested and granted although not followed through. Please do own checks on this.









Total floor area 132.0 m² (1,420 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



To view this property please contact Connells on

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92 Cheap Street
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EPC Rating: D Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/SHR306582



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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