



Connells

Quarry Lane
Longburton Sherborne

Quarry Lane Longburton Sherborne DT9 5NY

for sale guide price
£280,000



Property Description

Offered for sale with no onward chain, this three-bedroom semi-detached home is situated in the sought-after village of Longburton and offers excellent potential for a range of buyers.

The accommodation comprises an entrance hall, a convenient downstairs cloakroom, two well-proportioned reception rooms providing flexible living and dining space, and a fitted kitchen. To the first floor are three bedrooms and a family bathroom.

Externally, the property benefits from a garage and a particularly substantial rear garden, offering ample space for outdoor entertaining, gardening, or family enjoyment.

Enjoying a desirable village location with easy access to nearby Sherborne and local amenities, this property presents an excellent opportunity for those seeking a home in a popular rural setting.

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 Porch

UPVC double glazed door to the front and tiled flooring.

Entrance Hall

Stairs to the first floor and an under stairs cupboard.

Lounge

Double glazed windows to the front and rear, open fireplace and two night storage heaters.

Dining Room

Double glazed french doors to the rear and two night storage heaters.

Kitchen

Double glazed window to the front, wall and base units, work surfaces, electric cooker point, space for a fridge/freezer and a stainless steel sink and drainer.

Rear Hall

Double glazed door to the rear and a night storage heater.

Cloakroom

Double glazed window to the rear, WC and a wash hand basin.

Landing

Double glazed window to the rear, access to the loft and airing cupboard housing the hot water tank.

Bedroom One

Double glazed window to the front and a night storage heater.

Bedroom Two

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

Bedroom Three

Double glazed window to the rear.

Shower Room

Double glazed window to the rear, shower cubicle, WC and a wash hand basin with a vanity unit.

Garden

A large rear garden with a paved seating area, areas laid to lawn, green house and vegetable beds.

Garage

Up and over door, power and lighting, door to the front, glazed to the rear and plumbing for a washing machine and space for a tumble dryer.

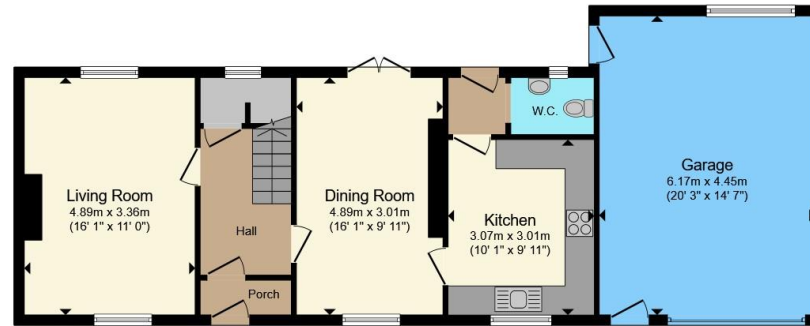
Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

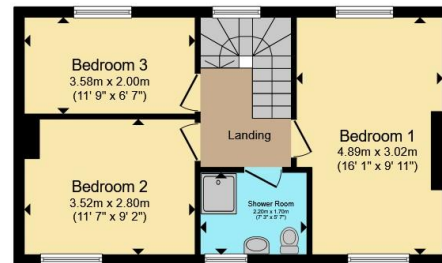








Ground Floor



First Floor

Total floor area 127.7 m² (1,374 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

EPC Rating: Council Tax
 Awaited Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SHR306755



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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