

for sale

guide price **£130,000**



## Woodland Terrace Yeovil BA20 1NY

A characterful terraced home arranged over three floors, offering two bedrooms, a useful loft room, separate reception rooms and a low-maintenance rear garden. The property retains a number of original features.



# Woodland Terrace Yeovil BA20 1NY

## 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

Brick-built entrance porch with a door to the front aspect, opening into the main hallway.

## Hallway

Welcoming hallway with stairs rising to the first floor, doors providing access to the principal ground floor accommodation, and a radiator.

## Lounge

Comfortable reception room featuring a double glazed bay window to the front aspect, a feature fireplace serving as a focal point of the room, and a radiator.

## Dining Room

Separate dining room with a double glazed window overlooking



the rear aspect, useful understairs storage cupboard, radiator, and a step leading down into the kitchen.

## Kitchen

Fitted kitchen with a double glazed window to the side aspect, a range of wall and base units with work surfaces over, stainless steel sink and drainer positioned beneath the window, designated spaces for a fridge freezer, washing machine, and oven, and a door at the far end leading via a step down to the outer porch.

## Outer Porch

Accessed via a step down from the kitchen, with doors leading to the W/C and rear garden. The porch is accessed from the door located at the far end of the kitchen.

## Store

Useful store room offering potential for use as a utility area, subject to any necessary alterations.

## W/C

Comprising a low-level W/C, wash hand basin and a double glazed window to the rear aspect.

## Landing

Landing with doors leading to Bedrooms Two and Three and the family bathroom. A further door encloses the staircase rising to the loft room.

## Bedroom One

Generous double bedroom featuring a double glazed window to the front aspect, two built-in wardrobes, radiator and an original feature fireplace.

## Bedroom Two

Bedroom with a double glazed window to the rear aspect, built-in double wardrobe, original feature fireplace and radiator.

## Bathroom

Fitted with a bath incorporating mixer taps and shower attachment, low-level W/C and wash hand basin. Built-in storage cupboard housing the boiler, radiator and a double glazed window to the rear aspect.

## Loft Room

Converted loft space with a double glazed window to the rear aspect, radiator and fitted sink.

## Outside

## Front Garden

Low-maintenance frontage laid to decorative stone with a paved step leading to the front entrance door.

## Rear Garden

Designed for ease of maintenance and predominantly laid to patio, with an outside tap, enclosed by a combination of fencing and walling, and benefiting from a rear access gate.











Total floor area 111.5 m<sup>2</sup> (1,200 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](http://www.propertybox.io)



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Property Ref: YOV313163 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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