



Connells

South Holme
Stourpaine Blandford Forum



Property Description

Nestled away in the heart of Stourpaine sits this unique two bedroom home, benefiting from a garden, lounge, kitchen, bathroom and two double rooms.

The village of Stourpaine benefits from a post office, sports facilities, church and a public transport route to Blandford Forum, Shaftesbury, Poole and Bournemouth and sits within a beautiful surrounding with many walks, riding paths and countryside.

Lounge

12' 4" x 10' 8" (3.76m x 3.25m)

Carpeted with two side aspect double glazed windows and front door, exposed wooden beams, feature brick fireplace and stairs to the first floor.

Kitchen

11' 2" x 7' 9" (3.40m x 2.36m)

Tiled floor and part tiled walls with a range of wall and base units, integrated oven with 4 ring electric hob and extractor fan and hood over, sink with drainer and mixer tap, space for washing machine and double-glazed rear aspect window and side aspect door to rear garden.

Bedroom 1

12' 4" x 9' 2" (3.76m x 2.79m)

Carpeted with side and rear aspect window.

Bedroom 2

12' 7" x 11' 9" (3.84m x 3.58m)

Carpeted with exposed beams and rear and side aspect windows with beautiful views over the country side.

Bathroom

Part tiled walls with rear aspect double glazed window, low level WC, hand wash basin and panel bath with shower over.

Outside

Part patio and part lawned around with garden shed and a range of mature trees and bushes.



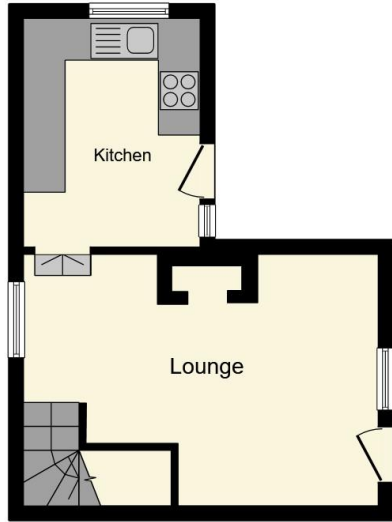
Auctioneer's Comments

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.





Ground Floor



First Floor



Second Floor

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.focalagent.com

To view this property please contact Connells on

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view this property online connells.co.uk/Property/BLF306248

directions to this property:

From our office in Salisbury Street. head north towards B3082 towards Anchor Gateway. Turn left onto Whitecliff Mill Street then slight left onto Milldown Road. Follow the B3082 and turn left onto the A350. Turn left onto the A350 for approximately 1½ miles then turn left onto South Holm where the property can be found on the left.

EPC Rating: F Council Tax Band: C

Tenure: Freehold



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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