





St Davids Crescent, YEOVIL, BA21 4QX

fox & sons

welcome to

St Davids Crescent, YEOVIL

A three bedroom semi detached family home, offered for sale with no onward chain and situated within a popular residential area of Yeovil, close to many local amenities. The accommodation offers a wealth of space, versatility and natural light throughout.













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

Double glazed door to the side, opening into:

Entrance Porch

Double glazed windows to the front and side. Door opening into:

Entrance Hall

Stairs rising to the first floor with understairs storage cupboard. Radiator.

Lounge

Double glazed window to the front. Feature fireplace. Radiator. Opening into:

Dining Room

Double glazed sliding patio doors to the rear, opening to the rear garden. Space for dining table and chairs, perfect for family meals and entertaining. Radiator.

Kitchen

Double glazed window to the rear, overlooking the garden. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. Single bowl stainless steel sink and drainer with mixer tap. Space for free standing cooker. Plumbing for dishwasher. Space for under counter fridge. Double glazed door to the side, opening into:

Inner Hall

Storage cupboard. Door to the rear, opening to the garden.

Downstairs Cloakroom

WC. Extractor fan. Fully tiled.

Utility Area

Window to the side. A range of fitted base units with work surface over. Plumbing for washing machine and tumble dryer. Space for upright fridge/freezer. Opening into the garage.

First Floor Landing

Double glazed window to the side. Airing cupboard. Storage heater.

Bedroom One

Double glazed window to the front. Built in wardrobe. Space for free standing furniture. Access to the loft space. Radiator.

Bedroom Two

Double glazed window to the rear, overlooking the garden. Two built in wardrobes. Space for free standing furniture. Radiator.

Bedroom Three

Double glazed window to the front. Radiator.

Shower Room

Double glazed window to the rear. Suite comprising enclosed walk in shower cubicle, wash hand basin inset to vanity unit and WC. Fully tiled. Shaver point. Radiator.

Garage

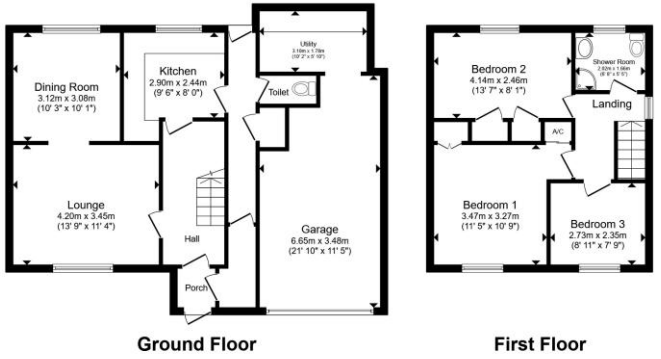
Up and over door to the front. Power and light. Opening into the utility at the rear.

Front Garden

Access via a hardstanding driveway, leading to the garage and providing off road parking . The garden is laid to shingle with a hardstanding path, providing access to the front entrance.

Rear Garden

An extensive, two tiered enclosed garden with an artificial lawn area abutting the property, providing an ideal seating area to enjoy the summer sunshine and alfresco dining. Steps then rise to the lawn area with tree and hedge borders. Greenhouse and garden shed.



Total floor area 119.5 m² (1,287 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

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St Davids Crescent, YEOVIL

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi Detached Family Home
- Three Bedrooms

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

guide price

£130,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
YEO109248 - 0004

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