**Hooks Court  High Street,West Lavington Devizes SN10 4JB**

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# Hooks Court  High Street, West Lavington Devizes

Deceptively spacious 3-bed single-storey home in a charming courtyard development of just four. Located in sought-after West Lavington, close to schools, shops and amenities. Features include a large sitting room, open-plan kitchen/diner, courtyard views from all bedrooms, plus parking and car port.

## 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

The entrance to this charming and rarely available barn-style family home is via a fully-glazed front door into a light and open welcoming space.

## Living Room

The room features an attractive electric fire set within a characterful corner brick-built fireplace, creating a warm and inviting focal point. A window to the front aspect allows for plenty of natural light, while french windows provide views over to the plain, and open on to the patio giving opportunities for indoor / outdoor living. The generous proportions comfortably accommodate a range of lounge furniture. The space is further enhanced by two radiators, ensuring year-round comfort.

## Dining Room

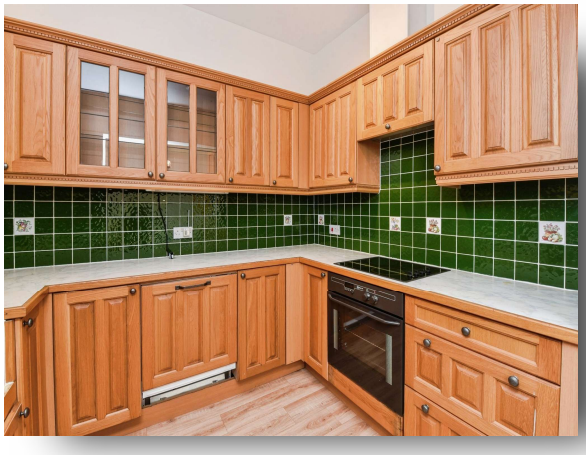
The open plan dining area leads from the entrance foyer, creating an excellent space for entertaining. A large window and a skylight allows an abundance of natural light to fill the room, enhancing its bright and airy feel. There is ample space for a dining table and chairs, along with additional furniture if desired. The room is finished with practical laminate flooring and is serviced by two radiators for added comfort.

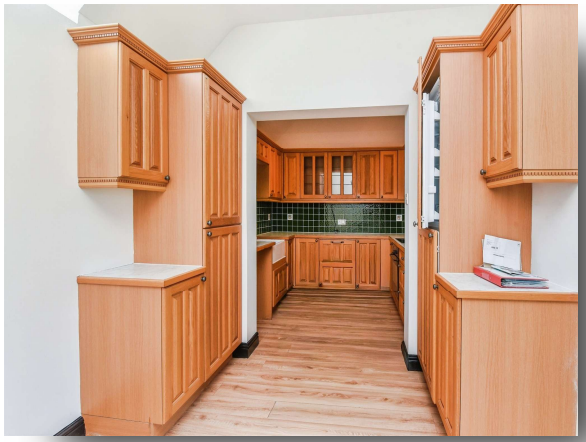
## Kitchen

The fitted kitchen comprises a range of wooden wall and base units with complementary work surfaces over. Integrated appliances include an oven, electric hob with extractor hood above, dishwasher, and fridge/freezer. There is additional plumbing for a washing machine, along with a traditional Belfast sink adding character to the space. The boiler is neatly housed within a cupboard. The kitchen is finished with practical laminate flooring.

## Inner Hall

Leading off the entrance foyer, the inner hall provides access to all bedrooms and the family bathroom. The space benefits from two skylight windows, allowing natural light to flow through, and is complemented by a radiator and carpet for added comfort.





**Bathroom**
The family bathroom comprises a low-level W/C, a wash hand basin with tiled splashbacks, and a bath with a shower over. An obscure window to the rear aspect provides natural light while maintaining privacy. Additional features include a shaver point with light, extractor fan, laminate flooring, built in airing cupboard housing the hot water tank and a radiator for comfort.

**Bedroom One**
The generous principal bedroom benefits from a full-height window to the front aspect, along with a further skylight window that enhances the natural light within the room. There is ample space for a range of bedroom furniture, making it both comfortable and versatile. Additional features include a television aerial point, telephone point, and a radiator for added warmth.

**Bedroom Two**
Another well-proportioned double bedroom benefiting from a full-height window to the front aspect, allowing for good natural light, and a radiator providing year-round comfort.

**Bedroom Three**
The third bedroom is also a well-proportioned double room and offers versatility, ideal as an additional guest room, home office or hobby room. It benefits from a full-height window to the front aspect, providing natural light, and a radiator for comfort.

**Car Port**
The property further benefits from a carport for one vehicle with additional space for convenient bin storage.

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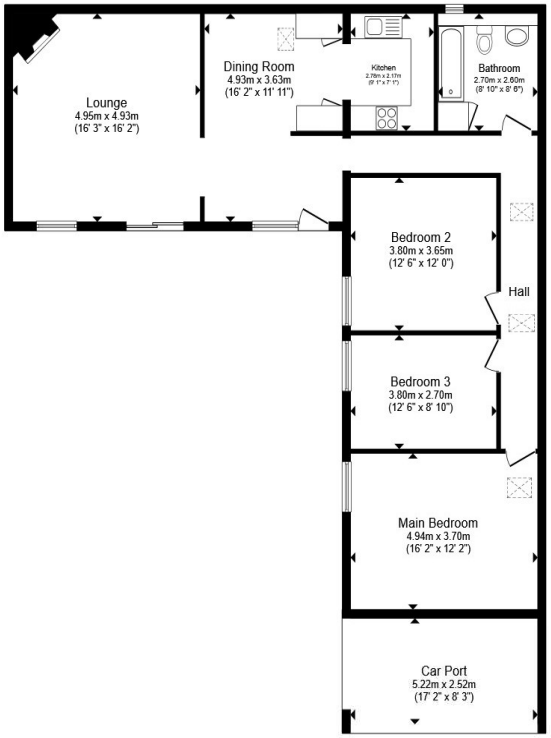
# Hooks Court High Street, West Lavington Devizes

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Desirable West Lavington Village Location
- Small Courtyard Development of just Four Homes

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

guide price

**£270,000**




**Ground Floor**

Total floor area 112.1 m² (1,207 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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The Property Ombudsman

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