St. Marys Road,Market Lavington Devizes SN10 4DG

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welcome to

St. Marys Road, Market Lavington Devizes

Modern three-bed home in a popular Wiltshire village. Ground floor offers a lounge with French doors to the garden, kitchen/diner and cloakroom. Upstairs are three good-sized bedrooms, two with built-in wardrobes, plus a family bathroom. Enclosed garden and two parking spaces.

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 Hall

Entrance to this three bed mid terrace family home situated in a sought after village location is via the front door leading into the entrance hall which comprises : stairs to the first floor, doors to the lounge and kitchen/diner, tiled flooring and a radiator.

Lounge

Good sized lounge with a window to the front aspect and French doors leading to the garden. Wood burning stove, ample space for lounge furniture and two radiators.

Kitchen / Diner

Fitted kitchen comprising a range of wall and base units with work surfaces over, stainless steel one and half bowl sink/drainer with mixer tap. Plumbing for washing machine, space for dishwasher, integrated oven, integrated hob with extractor in hood over and space for fridge/freezer. Window to the front aspect, French doors leading to the garden, built in walk in storage cupboard, space for dining table and chairs, vinyl flooring and two radiators.

Cloakroom

Downstairs cloakroom comprising a low level w/c, wash hand basin, obscure window to the rear aspect, tiled flooring and a radiator.

Landing

Stairs from the entrance hall, Velux window, space for further storage or a small desk.

Bedroom One

Generous master bedroom with triple built in wardrobes, window to the front aspect and a further Velux window. Ample space for bedroom furniture, laminate flooring and a radiator with cover.

Bedroom Two

Situated to the rear of the property with a window overlooking the garden, loft access, laminate flooring and a radiator.

Bedroom Three

Another good sized bedroom with a window to the

front aspect, double built in wardrobes and a radiator.

Bathroom
Family bathroom comprising a low level w//c, vanity wash hand basin and bath with rain fall shower over and further shower attachment. Obscure window to the rear aspect, extractor fan, laminate flooring and a radiator.

Rear Garden
Low maintenance rear garden laid to patio and gravel enclosed by panel fencing with gated rear access leading to the parking and a wooden garden shed.

Parking
Two allocated parking spaces at the rear of the property.

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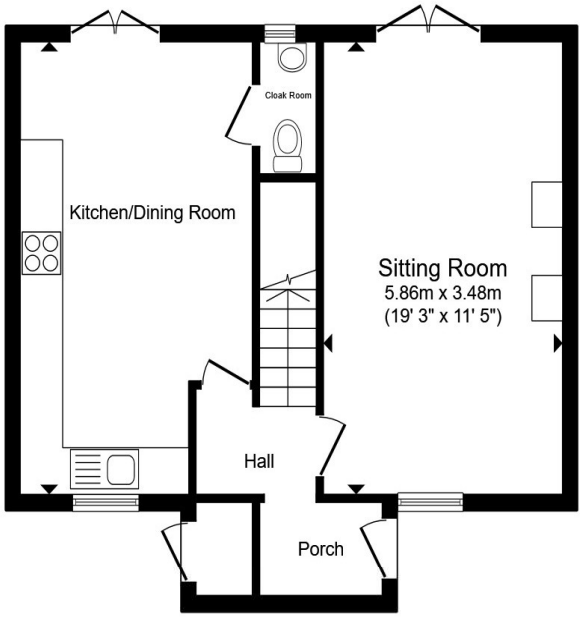
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Modern Village Family Home
- Popular Village Location

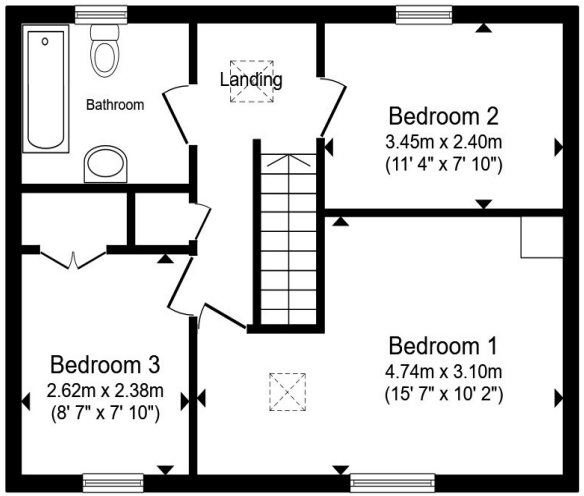
Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price

£220,000



Ground Floor



First Floor

directions to this property:

Head northwest on Northgate St

May be closed at certain times or days

At the roundabout, take the 2nd exit onto New Park St/A361

At the roundabout, take the 1st exit onto Commercial Rd/A361

Go through 1 roundabout

At the roundabout, take the 2nd exit onto Southbroom

Total floor area 92.8 m² (999 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

Property Ref:
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