



**Bushfield Road, Crewkerne TA18 8HL**



**welcome to**

**Bushfield Road, Crewkerne**

A two bedroom semi-detached bungalow offered to the market with the benefit of NO ONWARD CHAIN! The property offers accommodation briefly comprising entrance porch, hall, cloakroom, living room, kitchen and conservatory. Outside there are gardens to front and rear, and driveway parking.



## 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

Double glazed door to front. Side aspect double glazed windows. Tiled floor.

## Entrance Hall

Double glazed door to front. Front aspect double glazed window. Cupboard. Airing cupboard. Access to loft. Telephone point. Radiator.

## Cloakroom

Front aspect double glazed window. Fitted with a WC. Part tiled.

## Living Room

15' 8" max x 11' 7" ( 4.78m max x 3.53m )  
Side aspect double glazed window. Single glazed door to side. Fitted carpet. TV point.



**view this property online** [fox-and-sons.co.uk/Property/CRK106249](https://fox-and-sons.co.uk/Property/CRK106249)



## Kitchen

10' max x 8' 8" ( 3.05m max x 2.64m )  
Side aspect double glazed window. Double glazed door to front. Fitted base and wall units. Work surfaces incorporating a one and a half bowl sink and drainer. Tiled splashbacks. Built-in electric oven and hob with cooker hood over. Space for fridge and washing machine. Cupboard with double glazed window to front.

## Conservatory

9' 7" x 5' ( 2.92m x 1.52m )  
Double glazed door to front. Double glazed windows. Tiled floor.

## Bedroom 1

14' 10" max x 10' 5" ( 4.52m max x 3.17m )  
Dual aspect room with double glazed windows to front and side. Cupboard. Fitted carpet. Electric storage heater.

## Bedroom 2

14' 4" x 9' 11" ( 4.37m x 3.02m )  
Side aspect double glazed window. Built-in wardrobe. Fitted carpet.

## Bathroom

Front aspect double glazed window. Fitted with a suite comprising a panelled bath and wash hand basin. Part tiled.

## Outside

At the front of the bungalow a driveway provides parking, and the garden is laid to lawn with a pathway at the side leading to the front door and rear garden. The rear garden is initially laid to patio with steps up to a lawned area with mature shrub and a garden shed. Outside tap.



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](https://www.focalagent.com)

**welcome to**

## **Bushfield Road, Crewkerne**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi-Detached Bungalow
- Two Bedrooms
- Conservatory
- Front And Rear Gardens And Driveway Parking
- Popular Residential Area
- NO ONWARD CHAIN!

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

guide price **£150,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/CRK106249](https://fox-and-sons.co.uk/Property/CRK106249)



Property Ref:  
CRK106249 - 0009

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
**fox & sons**



**01460 73421**



[Crewkerne@fox-and-sons.co.uk](mailto:Crewkerne@fox-and-sons.co.uk)



1-3 Market Square, CREWKERNE, Somerset,  
TA18 7LE



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**