



**Connells**

Buumandas Way Hurdcott Lane  
Winterbourne Earls Salisbury



# Buumandas Way Hurdcott Lane Winterbourne Earls Salisbury SP4 6HL

for sale guide price  
**£340,000**



## Property Description

A rare opportunity to purchase a generously proportioned detached bungalow with mature gardens to front and rear of property, with potential to extend and modernise. The property has an entrance hall, lounge diner, kitchen, utility, conservatory, two bedrooms and a bathroom on the ground floor. The first floor, currently accessed by a loft ladder has two large loft room, suitable for conversion to bedrooms. There is a garage, front garden with driveway and large rear garden with views over neighbouring farmland. The property also has solar panels. Winterbourne Earls is a village in the Bourne Valley on the A338 approximately 3.4 miles northeast of the medieval city of Salisbury. There is a local pub, nursery, pre-school & primary school within walking distance. A bus service runs to and from Salisbury and bus services run from the village to schools in Salisbury & Laverstock.

The medieval city of Salisbury offers a range of amenities, these include, supermarkets, high-street shops, twice weekly markets, copious restaurants, pubs and bars, a theatre, the arts centre, 2 cinemas, leisure centres and gyms and renowned state and private schools. These include Bishop's Wordsworth School & South Wilts Grammar School. There are direct rail links to London Waterloo, Bristol & Southampton.

## 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.



## Porch

## Entrance Hall

12' x 8' 9" ( 3.66m x 2.67m )

Doors to lounge diner, kitchen, bedrooms and bathroom

## Lounge/Diner

22' 11" x 13' 11" ( 6.99m x 4.24m )

Fire place, Door to front conservatory, windows to side aspect.

## Kitchen

12' 1" x 12' 1" ( 3.68m x 3.68m )

Comprising wall and base units with work surfaces above, sink/drainers with mixer tap, built in & raised double oven, gas hob and extractor, space for dishwasher. Pantry cupboard. Central heating boiler. Door to utility room

## Conservatory

11' 9" x 8' 9" ( 3.58m x 2.67m )

Part brick construction with sliding doors to side aspect.

## Utility Room

14' 9" x 12' 5" ( 4.50m x 3.78m )

Sink and draining board with work surface area. Door to front and rear of property.

## Bedroom One

12' x 13' ( 3.66m x 3.96m )

Wall to wall fitted wardrobes, window to front aspect.

## Bedroom Two

12' 9" x 10' 9" ( 3.89m x 3.28m )

Fireplace (decorative only) 2 fitted wardrobes, windows rear aspect.

## Bathroom

Comprising panel enclosed bath, wash hand basin & WC. Window rear aspect.

## Loft Space 1

17' 2" x 9' 2" ( 5.23m x 2.79m )

Window to side aspect.

## Loft Space 2

14' 10" x 12' 6" ( 4.52m x 3.81m )

Doors to eaves storage

## Outside

## Front Garden

Lawned area with driveway parking for four cars leading to garage

## Rear Garden

Generous lawned area with arch leading to vegetable plot, green house, small shed, views to farmland

## Garage

21' 8" x 9' ( 6.60m x 2.74m )

Electric door, lighting and electrics with windows to side aspect















**Ground Floor**



**First Floor**

Total floor area 173.0 m<sup>2</sup> (1,862 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](http://www.propertybox.io)

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EPC Rating: D Council Tax  
Band: E

Tenure: Freehold

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