Connells

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for sale

guide price **£290,000**



Farleigh Avenue Trowbridge BA14 9DS

Detached Well Presented Bungalow in a favoured area of Trowbridge and available with No Onward Chain. Lounge / Dining Room, Kitchen, Conservatory, Hobby Room / Home Office, Two Bedrooms & Bathroom. Gardens, Garage & Parking. No Onward Chain

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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

Door to front aspect. Storage cupboard. Door to Living Room.

Living / Dining Room

Generous room with windows to front and side aspects. Door to Inner Hall. Door to Kitchen.

Kitchen

Window to rear. Comprising wall & base units with work surfaces over and partly tiled walls. Inset sink and drainer unit. Inset hob. Space for appliances. Open access to Conservatory. Ceiling spotlights.

Conservatoy

Upvc construction with dwarf brick wall. Windows & door overlooking and leading out to garden.



Bedroom One

Window to front aspect. Built in wardrobes. Radiator.

Bedroom Two

Window to rear, overlooking garden. Built in cupboards. Radiator.

Bathroom

High level window. Three piece suite comprising panel enclosed bath with shower over, vanity wash hand basin with storage & drawers under and concealed cistern push button flush wc. Tiled walls. Radiator.

Garage

Single garage with door to front. Window & personal door to side.

Home Office / Hobby Room

Door to side. Windows to side and rear. Power & light.

Gardens

The property sits on a corner plot with well tended gardens to the front. Laid to lawn with well stocked borders. Trellis. Access to front entrance with canopy over. Pedestrian gated access. Double gates lead to driveway to the front of the garage. Brick wall to boundary. Access to side leads round to conservatory, garage and patio area. Garden shed. Greenhouse.

Agents Note

Please note than an AML fee is chargeable to the buyer once an offer has is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Once these checks have been completed the fee can not be refunded, even if the property purchase does not go ahead.



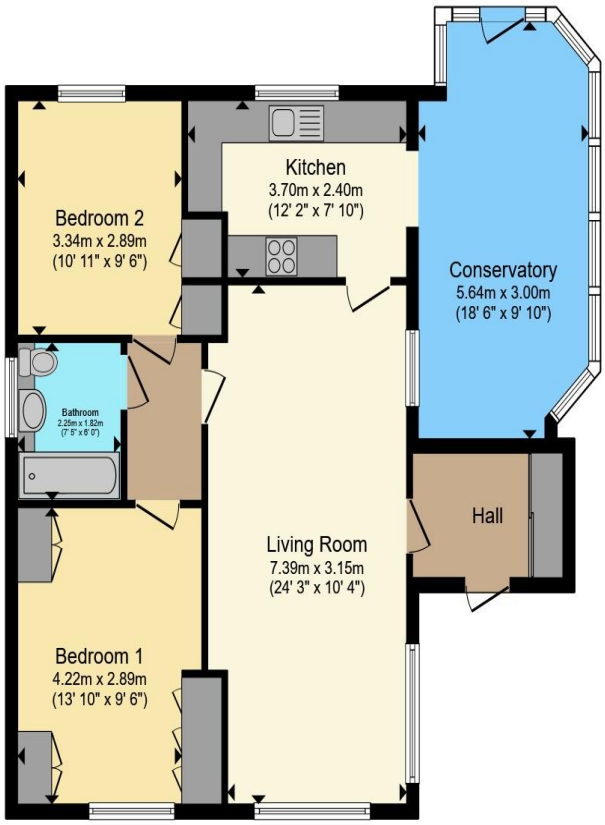




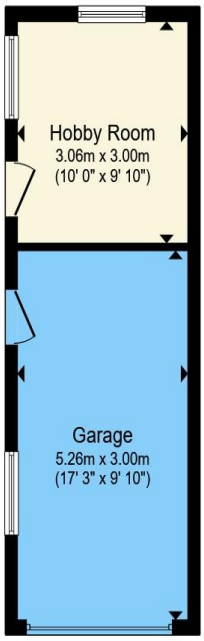



BIRDS





Floor Plan



Garage

Total floor area 116.8 m² (1,258 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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TROWBRIDGE BA14 8HA

Property Ref: TWB308262 - 0003

Tenure:Freehold EPC Rating: E

Council Tax Band: D

view this property online
connells.co.uk/Property/TWB308262

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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