

Connells

East Farm Bungalows
Fovant Salisbury

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Fovant Salisbury SP3 5JF

for sale guide price
£240,000







Property Description

A detached two bedroom bungalow in Fovant occupying a generous plot with countryside views toward Fovant Badges. With a unique opportunity to purchase in the area with potential to improve and extend (subject to planning permission) on the property.

Fovant is a picturesque Wiltshire village surrounded by beautiful countryside, offering a peaceful rural lifestyle with a strong local community spirit. Ideally located near Salisbury and with easy access to the A30 and A303, it combines village charm with excellent connectivity.

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

Access to all rooms.

Living Room

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

Feature fire place with mantle and stone hearth, front aspect.

Kitchen/ Dining Room

12' 10" x 12' (3.91m x 3.66m)

Comprising wall and base units with work surfaces over, drainer sink unit with mixer taps, space for washing machine, cooker unit and fridge/freezer unit, dual aspect to side and rear.

Bedroom One

16' 11" x 12' (5.16m x 3.66m)

Front aspect over countryside.

Bedroom Two

12' x 9' (3.66m x 2.74m)

Dual rear aspect.

Bathroom

Comprising a panel enclosed bath with mixer taps and shower head attachment, pedestal wash hand basin, WC.

Conservatory

French doors to rear garden.

Outside

Rear Garden

This mature and well-established space offering exceptional privacy and a peaceful setting. Thoughtfully landscaped with expansive lawned areas, winding gravel pathway and an abundance of colourful shrubs, flowering plants and ornamental trees. Enjoying a charming cottage-garden feel, this generous plot offers plenty of space for relaxing, gardening and entertaining.

Parking

Allocated parking for two cars to the rear of the property.







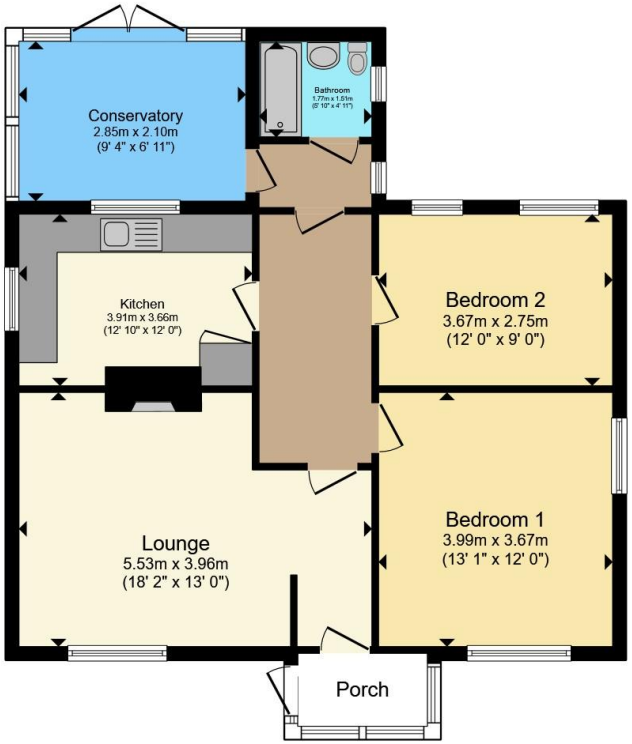












Total floor area 78.1 m² (840 sq.ft.) approx

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

Connells

To view this property please contact Connells on

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46-50 Castle Street
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EPC Rating: F

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SAL308696

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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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