

for sale

guide price **£170,000**



## Westfield Sherborne DT9 6AY

Connells are pleased to offer to the market with **NO ONWARD CHAIN** this three bedroom mid terrace house in the sought after town of Sherborne. Comprising of a lounge, kitchen/diner and cloakroom on the ground floor, upstairs are the three bedrooms and bathroom and a garden to the rear.



# Westfield Sherborne DT9 6AY

## 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

UPVC door to the front.

## Entrance Hall

Timber door to the front, stairs to the first floor, radiator and ample cupboard storage.

## Cloakroom

Single glazed window to the front, WC, wash hand basin and tiling to splash back.

## Rear Porch

Single glazed door to the side and a window to the rear.

## Lounge

Double glazed window to the front, radiator and a television aerial socket.

## Kitchen

Double glazed window to the front, wall and base units, space for a fridge/freezer, sink and drainer, integrated oven and gas hob, integrated dishwasher and plumbing for a washing machine.

## Landing

Access to the loft, airing cupboard housing the hot water tank and a further storage cupboard.

## Bedroom One

Double glazed window to the front and a radiator.

## Bedroom Two

Double glazed window to the rear, fitted cupboard and over bed cupboards, radiator and a cupboard housing the gas central heating boiler.

## Bedroom Three

Double glazed window to the front, cupboard over the stairs, fitted wardrobe and a radiator.

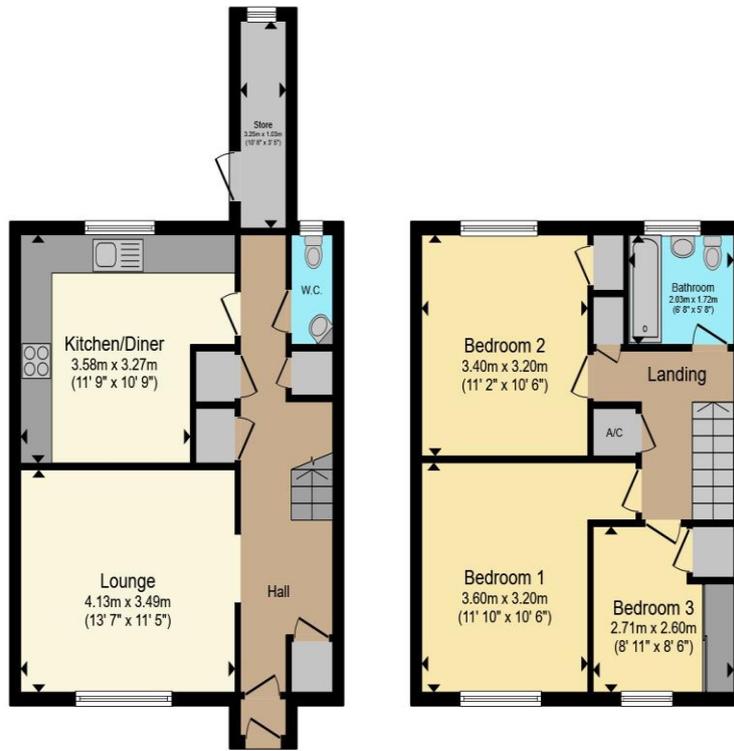
## Bathroom

Double glazed window to the rear, bath with a shower over, WC, wash hand basin and a radiator.

## Rear Garden

To the rear there is an area laid to lawn with a gate to the rear.





**Ground Floor**

**First Floor**

Total floor area 89.7 m<sup>2</sup> (966 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



To view this property please contact Connells on

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92 Cheap Street  
 SHERBORNE DT9 3BJ

Property Ref: SHR306517 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: C

**view this property online [connells.co.uk/Property/SHR306517](http://connells.co.uk/Property/SHR306517)**



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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