



The Ruddings, Leighton Lane, Evercreech, Shepton Mallet, BA4 6DR

welcome to

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This link-detached bungalow in a quiet Evercreech location, offering two double bedrooms, a spacious lounge/diner, timber frame conservatory, south/west-facing garden, garage, and driveway, offers the opportunity for updating, is close to village amenities and offered with no onward chain.

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

The double glazed front door is positioned to the side of the property gaining access into the entrance hall. Laid to wood effect laminate flooring that extends through to the lounge, kitchen and bathroom and door leading into the built-in airing cupboard housing the electric immersion heater. Access into the loft with drop down ladder. Doors leading into:

Lounge Dining Room

17' 5" max x 10' 3" max (5.31m max x 3.12m max)
A spacious and versatile reception room offering ample space for both living and dining areas. Natural light floods the room through large patio doors that lead directly into the conservatory. Feature fireplace with stone surround, mantle and hearth.

Conservatory / Sun Room

11' 8" max x 7' 10" max (3.56m max x 2.39m max)
Enjoying views over the garden, the conservatory is a useful space, from dining area to home office or playroom. Of Timber and brick construction with windows to the sides and rear aspects and French doors opening out directly out onto the paved patio.

Kitchen

10' 6" max x 7' 11" max (3.20m max x 2.41m max)
Double glazed window to the rear aspect. The kitchen is fitted with a range of wall and base units with rolled edge worktops over inset with a stainless-steel sink drainer with mixer tap over and extensively tiled wall surrounds. Inset to the worktop is an electric hob with extractor hood over and double electric eye-level hob to the side. Space and plumbing for washing machine. Space for fridge freezer.



Main Bedroom

15' 11" max x 8' 1" (4.85m max x 2.46m)

A comfortable double bedroom located at the front of the property. Bright and airy, with space for free standing furniture. Bay double glazed window to the front aspect.

Bedroom Two

10' 2" max x 9' max (3.10m max x 2.74m max)

Also positioned at the front, this second double bedroom has double glazed window to the front aspect and built in double wardrobe.

Bathroom

Obscured double glazed window to the side aspect. The fully tiled bathroom is fitted with a white suite comprising panelled bath with electric shower over, wash hand basin and low level wc.

Outside

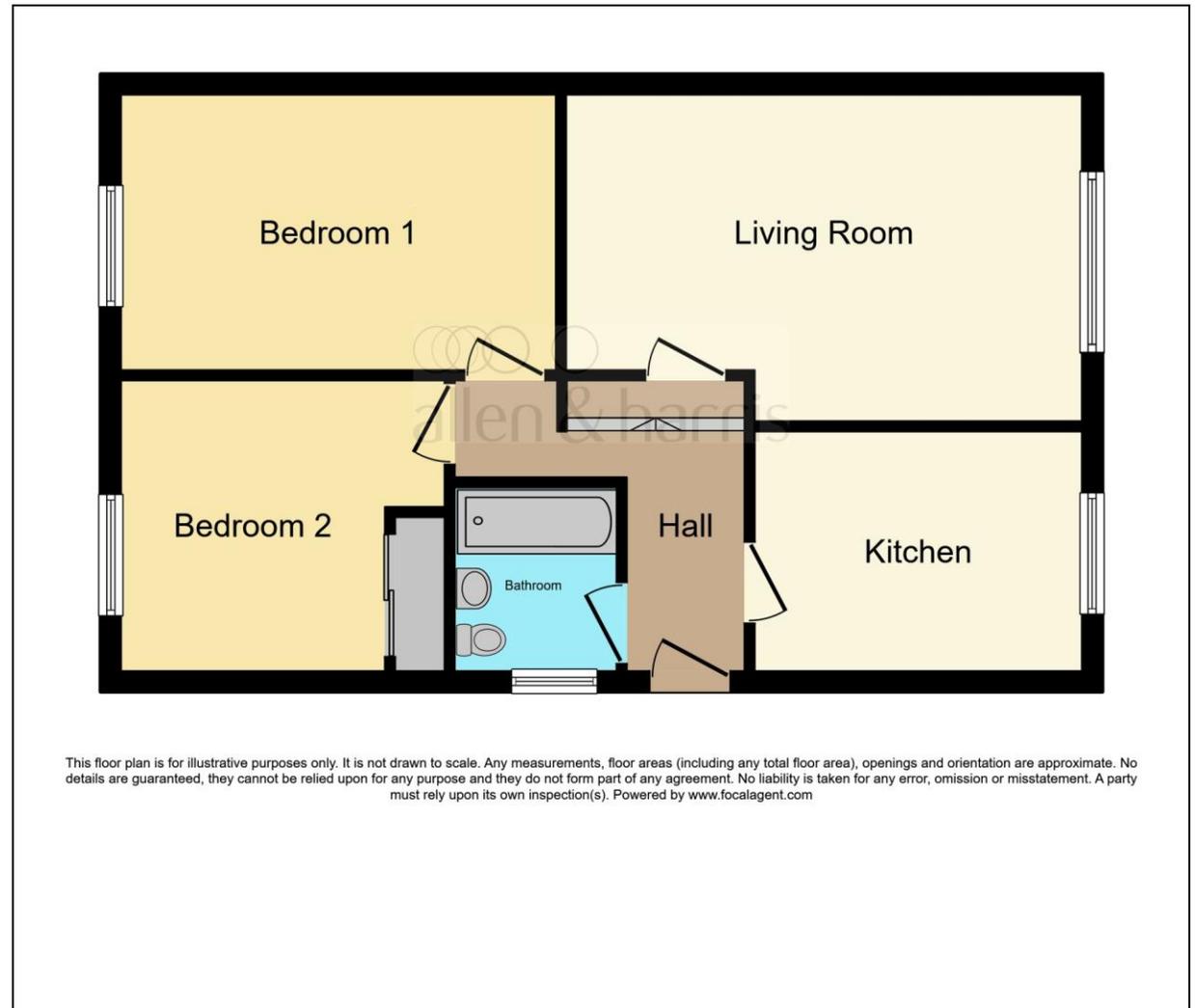
Rear Garden

The garden enjoys a sunny aspect and offers a high level of privacy, including a generous patio area that lead onto a lawned area, all encompassed by mature borders. Side gated access connects the garden to the front of the property, while a rear service door offers direct entry into the garage for added convenience. This thoughtfully designed outdoor space is ideal for both relaxing and entertaining, with plenty of room to enjoy the sunshine throughout the day.

Garage & Driveway Parking

17' 7" max x 8' 3" max (5.36m max x 2.51m max)

The property benefits from an attached single garage located to the side of the property, with power and light connected and metal up and over door - ideal for secure storage or parking. To the approach is the driveway providing off-road parking for additional vehicles.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Link-Detached Bungalow in a Quiet Residential Setting
- Two Double Bedrooms
- Spacious Lounge/Diner with Feature Fireplace
- Conservatory with Garden Views
- Family Bathroom with Bath and Shower Over
- South/West-Facing Garden
- Garage & Driveway for Off-Road Parking

Tenure: Freehold EPC Rating: E

Council Tax Band: C

guide price

£220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WEL106294 - 0005

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