

property details **approval form**

26 Hermitage Street, Crewkerne, Somerset, England, TA18 8ES

Date: 18 September 2026

Property Ref and Version: CRK106519 - 0009

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Fox & Sons office: 1-3 Market Square, CREWKERNE, Somerset, TA18 7LE

T 01460 73421 **E** Crewkerne@fox-and-sons.co.uk

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>> **price**

guide price £140,000

Tenure: Freehold

>> **key features**

- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers fees apply
- > Mid Terraced Cottage
- > Three Bedrooms
- > Courtyard
- > Conveniently Situated For Town Centre
- > NO ONWARD CHAIN!
- > EPC Rating: D

>> **short description**

This super mid terraced cottage is conveniently situated for town centre amenities. The property, which is being sold with the benefit of no onward chain, offers living room, kitchen, three bedrooms, bathroom and a small courtyard to the rear.

>> **long description**

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>> **directions**

>> **Agent Note**

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>> **room description**

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.

Ground Floor

Entrance Hall

Double glazed door to front.

Living Room

Dual aspect with double glazed windows to front and rear. Door to courtyard. Fitted carpet. Two radiators.

Kitchen

Front and rear aspect double glazed windows. Fitted base and wall units. Work surfaces incorporating a sink and drainer. Tiled splashbacks. Built-in oven and gas hob. Space for washing machine. Tiled floor. Radiator.

First Floor

Bedroom One

Front aspect double glazed window. Over stairs cupboard. Fitted carpet. Radiator.

Bedroom Two

Front aspect double glazed window. Fitted carpet.

Bedroom Three

Rear aspect double glazed window. Fitted carpet.

Bathroom

Rear aspect double glazed frosted window. Fitted with a suite comprising a P shaped bath screen and shower over, wash hand basin and WC. Tiled walls. Tiled floor. Heated towel rail.

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>> **room description**

~~Outside~~

To the rear of the property there is a courtyard.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer 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 cannot be refunded, even if the property purchase does not go ahead.

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>> **property images**



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>> **property images**

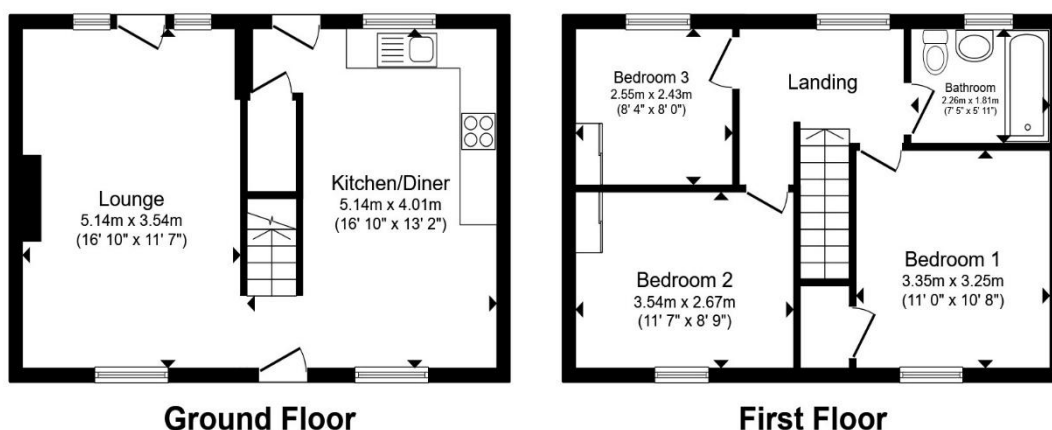
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>> floor plan



Total floor area 79.0 m² (850 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



>> approval

	Signature	Date
Lucy Judd		
Mrs T.A. Monkhouse		

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