



Connells

Vale Road
Yeovil



Auctioneer's Comments

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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

Entrance porch with a double-glazed front door providing insulation, security, and natural light.

Entrance Hall

Entrance hall featuring a radiator and a useful under-stair storage cupboard.

Cloakroom

Downstairs cloakroom fitted with a W/C, wash hand basin with vanity unit, and an extractor fan.

Lounge / Diner

Lounge and dining area with a double-glazed front window, electric fireplace, radiator, and French double-glazed doors opening to the second conservatory.

Second Conservatory

Accessed from the Lounge/Diner through French doors, this conservatory features UPVC doors that open onto the rear garden.

Kitchen

Well-equipped kitchen featuring a range of matching base and wall units with worktops providing ample preparation space. A double-glazed window to the front allows plenty of natural light. Includes a stainless steel sink with one and a half drainer, gas hob with cooker hood, eye-level double integrated oven, integrated washing machine and dishwasher, and a radiator for added comfort.

Conservatory

Brick and UPVC constructed conservatory with solid base flooring, a radiator for year-round comfort, and patio doors opening onto the garden.

Landing

Landing area with loft access and a storage cupboard housing the boiler

Bedroom One

Bedroom with a double-glazed window to the front, a built-in wardrobe providing convenient storage, and a stair cupboard fitted with shelves for additional space.

Bedroom Two

Bedroom with a double-glazed window to the rear and ample storage including two fitted wardrobes, two additional wardrobes, and a further standalone wardrobe.

Bedroom Three

Bedroom with a double-glazed window to the front and a radiator.

Bathroom

Modern bathroom featuring a double-glazed window to the front, a stylish free-standing bath, separate shower cubicle, and a heated towel rail.

Separate W/C with a double-glazed window to the front.

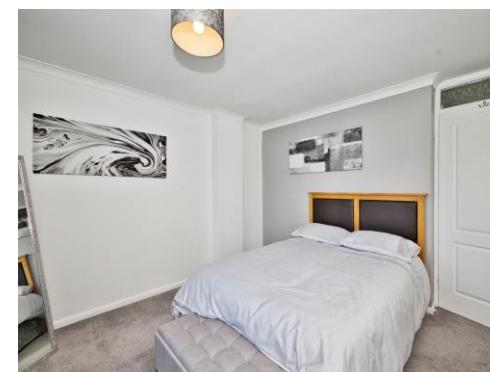
Outside

Front Garden

Front garden featuring a shingle area, a useful storage shed, and available on-street parking.

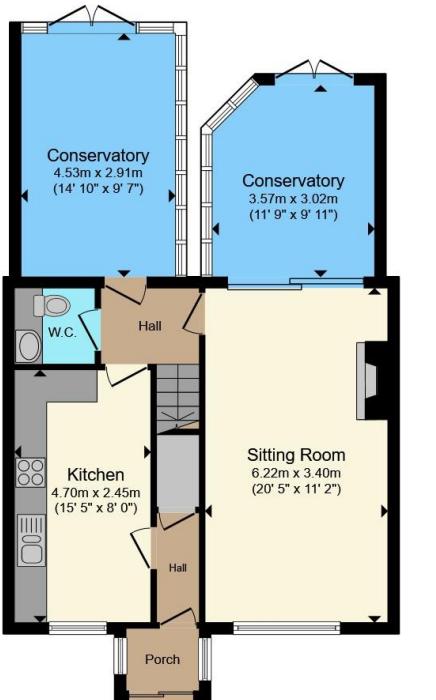
Rear Garden

Fence-enclosed rear garden featuring a metal gate providing rear access, and a practical storage shed.

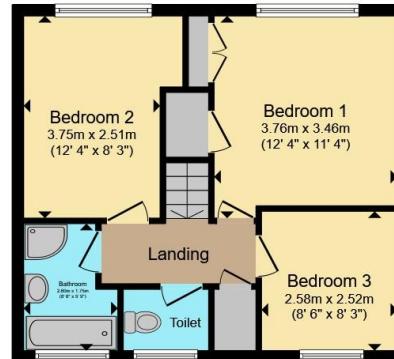








Ground Floor



First Floor

Total floor area 112.6 m² (1,212 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

T 01935 431 129
E yeovil@connells.co.uk

1-3 Princes Street
 YEOVIL BA20 1EW

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/YOV314025



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Property Ref: YOV314025 - 0003