



**Connells**

The Old Coach House Castle Street  
Mere Warminster



### Property Description

Connells are delighted to offer this tremendously unique detached cottage, tucked away on a corner close to the centre of the beautiful market town of Mere, Wiltshire. Having owned the property for around two years, our lovely seller has spent a large majority of the time vastly improving the accommodation throughout - transforming it into a wonderful opportunity for buyers interested in traditional architecture combined with modern day utility and convenience. This home also comes with the additional benefit of no forward chain so - **CALL CONNELLS AND BOOK YOUR VIEWING TODAY!**

### 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

### **Kitchen / Dining Room**

The kitchen/dining room has two windows to the front of the property and a Dutch front door. It has a radiator, log burner in a stone built fireplace, exposed beams, understairs storage, the boiler, a thermostat, a one and a quarter bowl sink and drainer, a washing machine, oven and a fridge freezer.

## First Floor

### **Bedroom / Sitting Room**

The bedroom / sitting room has an integrated double wardrobe, a radiator and exposed beam work. It has double doors to the decked terrace.

### **Bathroom**

The bathroom has two frosted windows to the front of the property. It has a bath with an overhead shower, WC, hand wash basin with a vanity unit and a heated towel rail.

## Second Floor

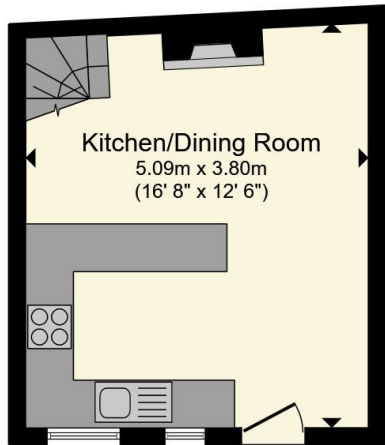
### **Mezzanine / Bedroom 2**

The mezzanine / bedroom 2 has a skylight.

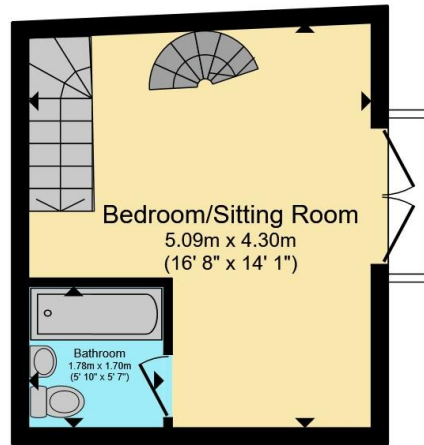
### **Terrace**

The rear garden has decking and stone areas with fence borders.

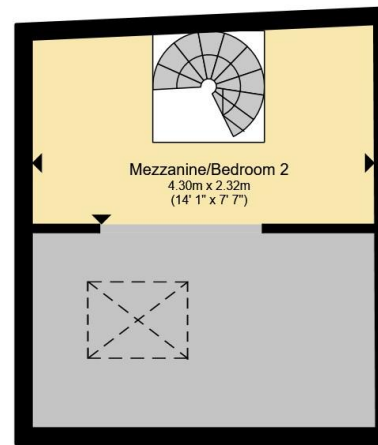




**Ground Floor**



**First Floor**



**Second Floor**



Total floor area 64.3 m<sup>2</sup> (692 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](http://www.propertybox.io)



To view this property please contact Connells on

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**E [gillingham@connells.co.uk](mailto:gillingham@connells.co.uk)**

4 Clive House High Street  
 GILLINGHAM SP8 4QT

EPC Rating: D Council Tax  
 Band: A

**view this property online [connells.co.uk/Property/GIL306467](http://connells.co.uk/Property/GIL306467)**

Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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