

for sale

guide price **£170,000**



Coldharbour Sherborne DT9 4HD

A charming Grade II listed character cottage, just a short walk from Sherborne town centre, featuring a wood burner, window seats and a low-maintenance rear garden.



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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

Door to the front, stairs to the first floor, radiator, cupboard and the gas meter.

Lounge

Window to the front with a window seat, wood burner, cupboard to the side of the chimney breast, under stairs cupboard, two radiators, television aerial socket and a telephone point.

Kitchen

Door to the rear garden, window to the rear, base units, wooden worktops, belfast sink, integrated electric oven and hob with a cooker hood, cupboard housing the electric meter and a radiator.

Landing

Boiler cupboard and access to the loft space.

Bedroom One

Window to the rear with a window seat, radiator and power points.

Bedroom Two

Window to the front and a radiator.

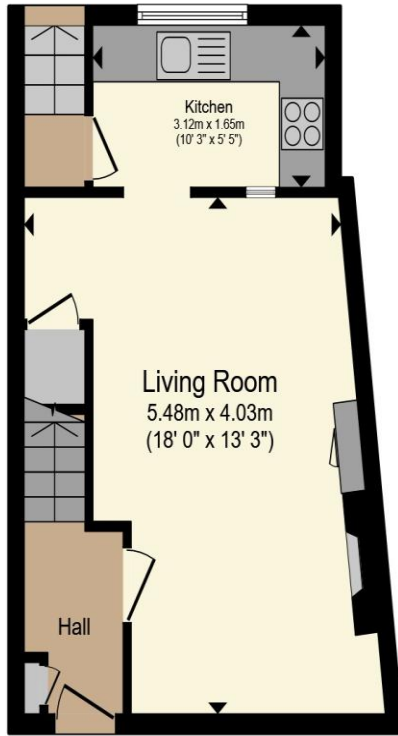
Bathroom

P shaped bath with a shower over, WC, wash hand basin and a radiator with a towel rail.

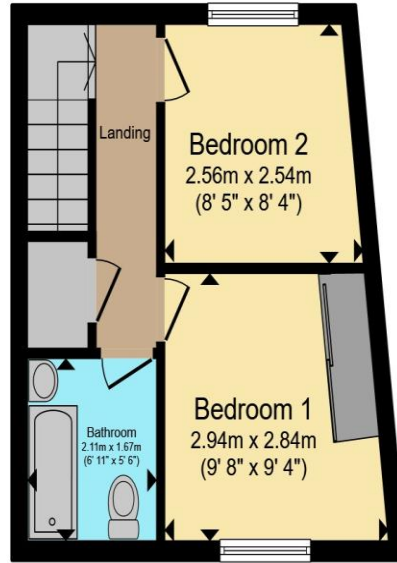
Rear Garden

To the rear the garden is a mixture of gravel and shrubs with a timber shed.





Ground Floor



First Floor

Total floor area 55.8 m² (600 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



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T 01935 812 155
E sherborne@connells.co.uk

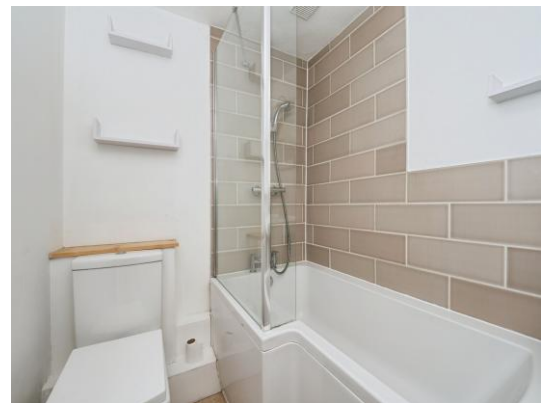
92 Cheap Street
 SHERBORNE DT9 3BJ

Property Ref: SHR306631 - 0004

Tenure:Freehold EPC Rating: Exempt

Council Tax Band: B

view this property online connells.co.uk/Property/SHR306631



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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