



**St. Michaels Avenue, Yeovil, BA21 4LS**

**welcome to**

**St. Michaels Avenue, Yeovil**

A two bedroom detached timber frame bungalow, offered for sale with no onward chain. The accommodation offers a wealth of space, versatility & natural light throughout with fantastic scope for development & extensions (STPP) & externally boasting workshop, outbuildings & good size enclosed gardens.



## 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

Door to the front, opening into:

## Entrance Porch

Windows to the front and side. Tiled flooring. Door to the side, opening into:

## Utility Room

12' 7" x 7' 1" ( 3.84m x 2.16m )

A range of fitted wall units. Work surface with space and plumbing below for washing machine. Fitted cupboard. Storage heater. Door opening into:

## WC

WC.

## Kitchen/ Diner

17' 4" x 11' 2" ( 5.28m x 3.40m )

Double glazed window to the side. A range of fitted wall, base and fitted cupboards with work surface over and complementary tiled surround. Single bowl stainless steel sink and drainer. Space for fridge/freezer. Storage heater. Door opening into:

## Shower Room

Sky light window. Suite comprising enclosed walk in shower cubicle and wash hand basin inset to vanity unit. Extractor fan.

## Lounge

17' 4" x 13' 5" ( 5.28m x 4.09m )

Window to the side. Feature fireplace. Sliding patio doors to the side, opening to the garden.

## Inner Hall

Window to the side. Door opening into the workshop. Further doors opening into:

## Bedroom One

17' 4" x 11' 6" ( 5.28m x 3.51m )

A good size light and spacious room double glazed windows to the rear and side. A range of fitted wardrobes. Space for free standing furniture. Storage heater.

## Bedroom Two

14' 4" x 9' 10" ( 4.37m x 3.00m )

Double glazed window to the side. Fitted wardrobe. Space for free standing furniture.

## Workshop

21' 5" x 9' 8" ( 6.53m x 2.95m )

A fantastic size timber workshop with windows to the front and side. Door to the rear, opening to the garden. Power and lighting with fitted work bench.

## Double Garage

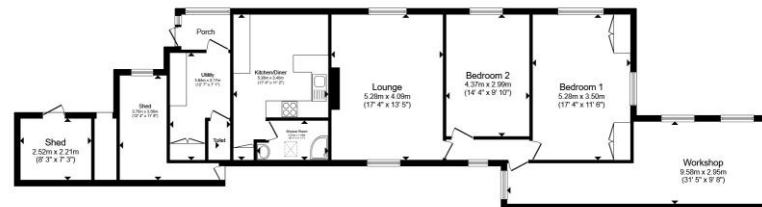
Brick built double garage with electric up and over door to the front. Full power in light.

## Front Garden

Access via a driveway (owned by the property with next door having vehicular access to their garage and turning circle) leading to the double garage and entrance to the property.

## Garden

An extensive enclosed garden, laid mainly to lawn with an array of decorative trees, plants and shrubs. Two timber outbuildings with power and light and a further timber summerhouse.



Floor Plan

Total floor area 123.1 m<sup>2</sup> (1,325 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 inspector(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## St. Michaels Avenue, Yeovil

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- RENOVATION PROJECT within a Secluded Position
- Detached Timber Frame Bungalow

Tenure: Freehold EPC Rating: E

Council Tax Band: D

guide price

**£160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YEO108860 - 0006

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