





Northbrook Road, YEOVIL, BA21 5RQ

fox & sons

welcome to

Northbrook Road, YEOVIL

A modern three bedroom semi detached family home, offered for sale with no onward chain and situated within a popular residential area of Yeovil and close to many local amenities. The accommodation is well presented and boasts a wealth of space and natural light throughout.













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

Double glazed door to the front, opening into:

Entrance Hall

A welcoming entrance hall with stairs rising to the first floor and understairs storage cupboard. Radiator. Door opening into:

Downstairs Cloakroom

Double glazed window to the front. Suite comprising wash hand basin with tiled splashback and WC. Extractor fan. Radiator.

Lounge

A cosy lounge with double glazed window to the front. Aerial point. Radiator.

Fitted Kitchen/ Diner

Double glazed window to the rear, overlooking the garden. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. Single bowl stainless steel sink and drainer with mixer tap. Integrated gas hob with cooker hood over and electric oven below. Plumbing for washing machine. Space for American style fridge/freezer. Wall mounted central heating boiler. Space for dining table and chairs, perfect for family meals and entertaining. Radiator. Double glazed French doors to the rear, opening to the garden.

First Floor Landing

Airing cupboard. Doors opening to:

Bedroom One

Double glazed window to the rear, overlooking the garden. Space for free standing furniture. Access to the loft space. Radiator.

Bedroom Two

Double glazed window to the front. Built in cupboard. Space for free standing furniture. Radiator.

Bedroom Three

Double glazed window to the rear, overlooking the garden. Space for free standing furniture. Radiator.

Family Bathroom

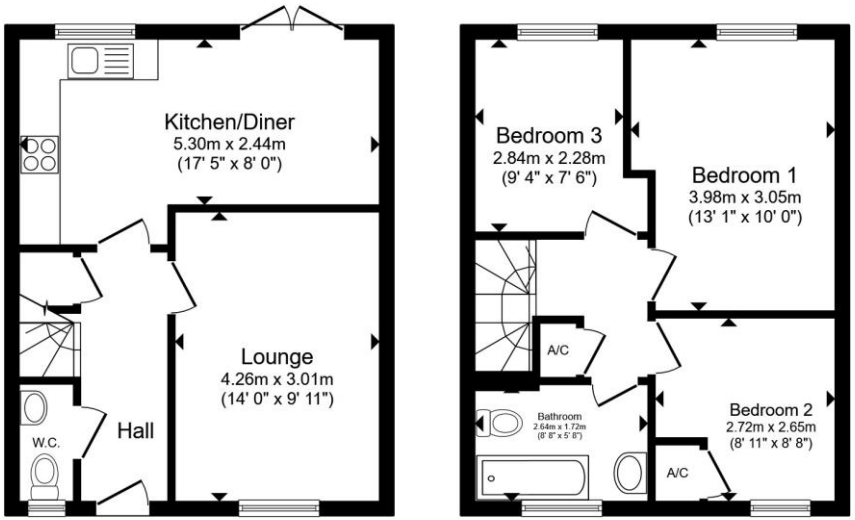
Double glazed window to the front. Suite comprising enclosed bath with mixer tap and shower attachment, wash hand basin and WC. Extractor fan. Towel radiator.

Parking

There are allocated parking spaces to the front of the property.

Rear Garden

A fully enclosed garden, laid mainly to lawn with a paved patio area abutting the property, providing an ideal seating area to enjoy the summer sunshine.



Ground Floor First Floor

Total floor area 72.0 m² (775 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

fox & sons

view this property online fox-and-sons.co.uk/Property/YEO109269

welcome to

Northbrook Road, YEOVIL

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi Detached Family Home
- Three Bedrooms

Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price

£200,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/YEO109269

The Property Ombudsman

Property Ref:
YEO109269 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons

01935 412100

Yeovil@fox-and-sons.co.uk

14 Princes Street, YEOVIL, Somerset, BA20 1EW

fox-and-sons.co.uk

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.