

for sale

guide price **£390,000**



The Paddocks Chippenham SN15 3DL

A well-presented three-bedroom detached bungalow positioned within a quiet and sought-after residential cul-de-sac, offering comfortable single-storey living in a pleasant location.



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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.



Sun Room

With sliding patio doors to the front. Entrance door to front leading to Hallway.

Hallway

Doors to all rooms. Built in cupboard.

Lounge

Windows to front and side.

Dining Room

Window to side.

Kitchen

Window to rear. Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Integrated oven and hob with cooker hood over. Built in larder. Plumbing for dishwasher. Door to Utility Room.

Utility Room

Base and wall units with inset sink and drainer. Plumbing for washing machine. Door and window to rear garden. Door through to Garage. Door through to Cloakroom.

Study

Two windows to front.

Bedroom One

Fitted with a range of built in wardrobes. Window to rear.

Bedroom Two

Window to front. Fitted wardrobe with sliding mirrored doors.

Bedroom Three

Window to side. Built in wardrobe.

Bathroom

Window to rear. Suite comprising low level WC. Vanity wash hand basin and walk in shower. Part tiled walls.

Outside

Garage

The garage is located to the side of the property with electric roller door and a personal door to the Utility. There are two useful store rooms, both accessed from outside, which are located behind the Garage.

Rear Garden

The rear garden is laid to lawn with mature shrub borders and fencing. There is a wooden garden shed, a metal garden shed and gated side access.





Total floor area 144.4 m² (1,554 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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Property Ref: CHM306709 - 0004

Tenure: Freehold EPC Rating: C

Council Tax Band: E

view this property online
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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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