

Connells

Preston Grove
Yeovil

Preston Grove
Yeovil BA20 2BL

for sale guide price
£140,000







Property Description
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

Entrance hall with door leading to the front of the property.

Lounge

14' 9" into recess x 12' (4.50m into recess x 3.66m)

Lounge featuring a double-glazed window at the front, allowing plenty of natural light while providing outlooks to the front, and radiator offering consistent warmth throughout the space.

Kitchen/Diner

12' 1" x 7' 9" (3.68m x 2.36m)

Kitchen/Diner fitted with a range of matching wall and base units, incorporating a sink and drainer. A double-glazed window provides natural light and an outlook to the rear. The room also includes a boiler and radiator, with designated spaces for a tumble dryer, oven, washing machine, and low-level fridge freezer.

Outer Hall

Outer hall featuring a double-glazed door providing access to the garden, along with a convenient under-stair storage cupboard offering additional space for household items.

Landing

Landing area featuring a double-glazed window to the side, allowing natural light to brighten the space, and a loft hatch providing access to the loft for additional storage.

Bedroom One

14' 11" into recess x 9' (4.55m into recess x 2.74m)

Bedroom One features a double-glazed window to the front, allowing natural light into the room, and a radiator providing comfortable heating.

Bedroom Two

11' 3" x 9' 1" (3.43m x 2.77m)

Bedroom Two featuring a double-glazed window to the rear, offering rear outlooks and natural light, along with a radiator ensuring warmth and comfort.

Bedroom Three

8' 10" x 8' 1" (2.69m x 2.46m)

Bedroom Three featuring a double-glazed window to the rear, providing natural light and a view of the garden, along with a radiator for consistent heating.

Wet Room

Downstairs wet room fitted with a W/C, wash hand basin, and shower area. The space includes an electric heater for added comfort, an extractor fan for ventilation, and a double-glazed window to the rear providing natural light.

Outside

Front

To the front of the property there is shared pedestrian access.

Rear Garden

The rear garden features a well-maintained lawn, enclosed by fencing for privacy, with trees and shrubs adding greenery and character. A patio pathway provides a pleasant area for outdoor seating or easy access through the garden.

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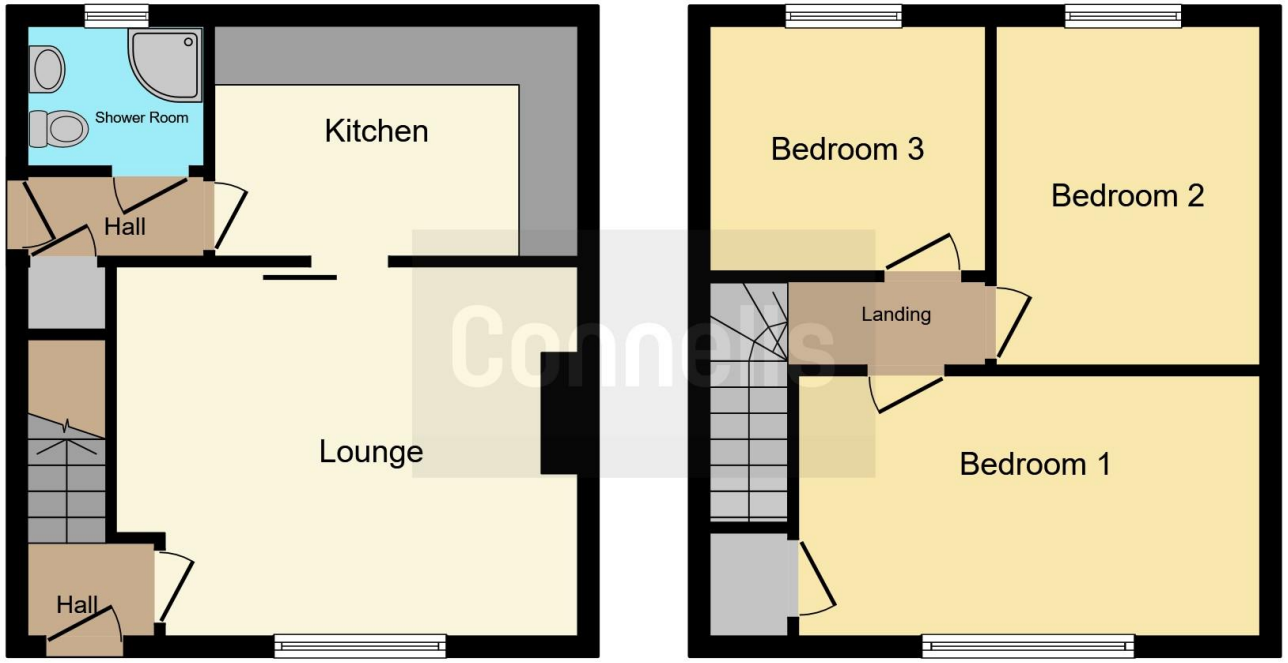












Ground Floor **First Floor**

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.focalagent.com

To view this property please contact Connells on

T 01935 431 129
E yeovil@connells.co.uk

1-3 Princes Street
YEOVIL BA20 1EW

EPC Rating: D

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/YOV313886

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