

Connells

Eastland Road
YEOVIL

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YEOVIL BA21 4EY

for sale guide price
£150,000







Property Description

Offered to the market with no onward chain, this two-bedroom end terraced home presents an excellent opportunity for first-time buyers, investors or those looking to put their own stamp on a property. The accommodation includes an entrance hall, a spacious open-plan lounge/dining room, kitchen, two bedrooms and a family bathroom.

Outside, the property benefits from an enclosed courtyard garden with gated access to the parking available for up two vehicles parked back-to-back. Conveniently located within easy reach of local amenities, this home offers plenty of potential and is available for a straightforward purchase with no onward chain.

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

Radiator, stairs rising to the first floor and door leading into the lounge/dining room.

Lounge/Dining Room

A spacious open-plan reception room with a double glazed window to the front aspect and patio doors opening onto the courtyard. Features built-in cupboards, an understairs storage cupboard and two radiators. Feature fireplace (currently closed off). Door leading to the kitchen.

Kitchen

Fitted with a range of wall and base units with work surfaces over. Includes a Belling double oven, gas hob with extractor hood above, stainless steel sink and drainer, and space for a washing machine and under-counter fridge. Two double glazed windows to the side aspect, radiator and door providing access to the courtyard.

Landing

Loft hatch and doors to all first-floor accommodation.

Bedroom One

Double glazed window to the front aspect and radiator.

Bedroom Two

Double glazed window to the rear aspect and radiator.

Bathroom

Fitted with a bath, shower cubicle, wash hand basin and WC. Double glazed window to the rear aspect, heated towel rail and extractor fan.

Outside

Courtyard

An enclosed courtyard garden bordered by brick walls and fencing, providing a paved seating area. Outside tap and exterior lighting. Gate leading to the parking.

Parking

The property benefits from an allocated parking space situated at the entrance to the courtyard, which has the appearance of a driveway. In addition, there is further off-road parking available nearby, providing ample space for residents and visitors. Previous tenants have comfortably parked two vehicles, making this a practical feature for households with multiple cars.







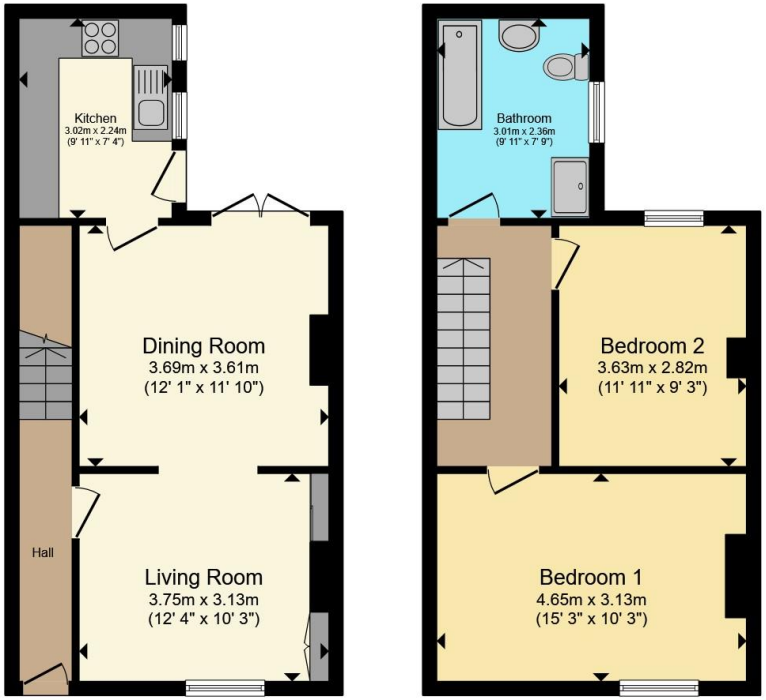












Ground Floor **First Floor**

Total floor area 78.1 m² (841 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

Connells

To view this property please contact Connells on

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1-3 Princes Street
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EPC Rating: D

Council Tax Band: A

Tenure: Freehold

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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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