

31 Bucklers Mead Road, Yeovil

Starting Bid: £155,000.00



This end of terraced, three bed is an ideal first home or investment opportunity and is less than 1 mile to local schools and shops. The property benefits from a lounge/dining area, kitchen, family bathroom and a garage to the rear.

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.

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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This 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 copy of the Reservation Agreement and terms and conditions are contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack.

The Partner Agent and Auctioneer may recommend the services of third parties to you, in which they may 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 hidden reserve price that can change.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Rooms

Entrance Porch

Double glazed door to the front and double glazed window to the side.

Entrance Hall

Double glazed window to the front and radiator.

Lounge/ Dining Room 11' 10" Max x 22' 4" Max (3.61m Max x 6.81m Max)

Double glazed windows to the front and rear, fireplace with multifuel log burner, understairs cupboard and 2x radiators.

Kitchen 18' 1" x 6' 9" (5.51m x 2.06m)

Fitted kitchen with a range of wall and base units, double glazed windows to the rear and side, door to the lean to, 1 1/2 asterite sink/drainers, space for a range, space and plumbing for a washing machine, space for a fridge/freezer and central heating boiler.

Lean To

UPVC and side door to the front.

Landing

Loft access.

Bedroom 1 8' 9" Max x 14' 5" Max (2.67m Max x 4.39m Max)

Double glazed window to the front, radiator, cupboard including the hot water tank and laminate floor.

Bedroom 2 9' x 8' 1" (2.74m x 2.46m)

Double glazed window to the rear and radiator.

Bedroom 3 6' 10" Max x 9' 9" Max (2.08m Max x 2.97m Max)

Double glazed window to the front, radiator and cupboard.

Bathroom

Double glazed window to the rear, radiator, bath with mixer taps and shower over, wash hand basin, extractor fan and WC.

Outside

Front Garden

Driveway.

Rear Garden

Outside tap, wood shed with electric and concrete garage.

Garage

Up & over door, power, light, single glazed windows to the rear and side and double glazed door.