



St. Michaels Avenue, Yeovil, BA21 4LS

welcome to

St. Michaels Avenue, Yeovil

A two bedroom detached timber frame bungalow, offered for sale with no onward chain. The accommodation offers a wealth of space, versatility & natural light throughout with fantastic scope for development & extensions (STPP) & externally boasting workshop, outbuildings & good size enclosed gardens.



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

Door to the front, opening into:

Entrance Porch

Windows to the front and side. Tiled flooring. Door to the side, opening into:

Utility Room

12' 7" x 7' 1" (3.84m x 2.16m)

A range of fitted wall units. Work surface with space and plumbing below for washing machine. Fitted cupboard. Storage heater. Door opening into:

WC

WC.

Kitchen/ Diner

17' 4" x 11' 2" (5.28m x 3.40m)

Double glazed window to the side. A range of fitted wall, base and fitted cupboards with work surface over and complementary tiled surround. Single bowl stainless steel sink and drainer. Space for fridge/freezer. Storage heater. Door opening into:

Shower Room

Sky light window. Suite comprising enclosed walk in shower cubicle and wash hand basin inset to vanity unit. Extractor fan.

Lounge

17' 4" x 13' 5" (5.28m x 4.09m)

Window to the side. Feature fireplace. Sliding patio doors to the side, opening to the garden.

Inner Hall

Window to the side. Door opening into the workshop. Further doors opening into:

Bedroom One

17' 4" x 11' 6" (5.28m x 3.51m)

A good size light and spacious room double glazed windows to the rear and side. A range of fitted wardrobes. Space for free standing furniture. Storage heater.

Bedroom Two

14' 4" x 9' 10" (4.37m x 3.00m)

Double glazed window to the side. Fitted wardrobe. Space for free standing furniture.

Workshop

21' 5" x 9' 8" (6.53m x 2.95m)

A fantastic size timber workshop with windows to the front and side. Door to the rear, opening to the garden. Power and lighting with fitted work bench.

Double Garage

Brick built double garage with electric up and over door to the front. Full power in light.

Front Garden

Access via a driveway (owned by the property with next door having vehicular access to their garage and turning circle) leading to the double garage and entrance to the property.

Garden

An extensive enclosed garden, laid mainly to lawn with an array of decorative trees, plants and shrubs. Two timber outbuildings with power and light and a further timber summerhouse.



Floor Plan

Total floor area 123.1 m² (1,325 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.co

fox & sons



view this property online fox-and-sons.co.uk/Property/YEO108860



welcome to

St. Michaels Avenue, Yeovil

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- RENOVATION PROJECT within a Secluded Position
- Detached Timber Frame Bungalow

Tenure: Freehold EPC Rating: E
Council Tax Band: D

guide price

£140,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/YEO108860



Property Ref:
YEO108860 - 0007

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