



Silver Street, Dilton Marsh Westbury BA13 4DQ

welcome to

Silver Street, Dilton Marsh Westbury

A three-bedroom NO CHAIN cottage with good-sized accommodation, garden, and garage/workshop. Requiring modernisation, it offers great potential to improve and add value. Located in the popular village of Dilton Marsh.

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.

Ground Floor

Entrance Hall

Entrance hall located at the front of the property, featuring stairs leading to the first floor, an under-stair storage area, a radiator, and the main entrance door.

Living/ Dining Room

16' 5" max x 13' 1" max (5.00m max x 3.99m max)
Spacious living/dining room with dual-aspect double glazed windows to the front and rear, offering good natural light. The room features a fireplace, TV point, radiator, and built-in wall storage.

Kitchen

9' 10" max x 9' 2" max (3.00m max x 2.79m max)
Fitted kitchen with a double glazed window to the rear and a door leading to the garden. Comprising a range of wall and base units, stainless steel sink with drainer, space for a cooker, under-counter space for a fridge and freezer, and plumbing for a washing machine. The kitchen would benefit from refurbishment and updating.





First Floor

Landing

Landing with a double glazed window to the front, loft access, radiator, and airing cupboard, providing access to all first floor rooms.

Master Bedroom

14' 1" max x 9' 6" max (4.29m max x 2.90m max)
Spacious main bedroom with a double glazed window to the rear and a radiator.

Bedroom Two

10' 10" max x 9' 6" max (3.30m max x 2.90m max)
Second double bedroom positioned to the rear, with a double glazed window, fitted storage cupboard/wardrobe, and radiator.

Bedroom Three

10' 10" max x 8' 10" max (3.30m max x 2.69m max)
Final double bedroom situated to the rear, with a double glazed window and radiator.

Bathroom

Fitted bathroom with a double glazed frosted window to the front, comprising a WC, wash hand basin, bath with shower over, and a radiator. The space would benefit from updating and modernisation.

Outside

Garden

Tiered rear garden with side access, featuring a concrete seating/dining area and steps leading to a higher-level lawn. The garden includes mature trees, shrubs, and wood panel fencing.

Parking

The property benefits from on-street parking and a generously sized garage/workshop, offering excellent storage, parking or potential for further use.



Agent Note:

- There is a right of access through the neighbouring garden.
- The agent cannot confirm structural integrity of the building in any way shape or form.



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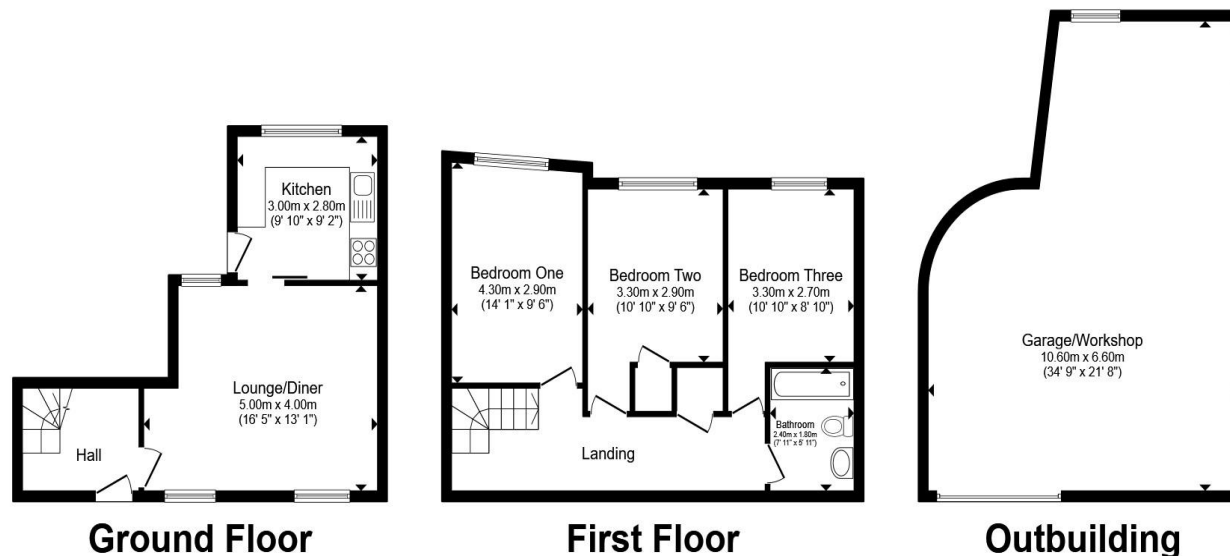
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO CHAIN!!!
- Three Bedroom Cottage In Need Of Renovation

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

guide price

£140,000



Total floor area 135.2 m² (1,456 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:
WST108102 - 0006

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