



Winchester Gardens, Yeovil, BA21 4SD

welcome to

Winchester Gardens, Yeovil

A four bedroom detached family home, offered for sale with no onward chain, situated in a lovely secluded position close to many amenities. The accommodation offers a wealth of space, versatility and natural light throughout. Externally boasting driveway parking, garage & 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

Double glazed door to the front, opening into:

Entrance Hall

Two double glazed windows to the front. Stairs rising to the first floor. Storage cupboard. Electric wall heater.

Downstairs Cloakroom

Double glazed window to the front. Suite comprising wash hand basin inset to vanity unit and tiled splashback and WC. Electric wall heater.

Utility

8' 8" x 5' 10" (2.64m x 1.78m)

Double glazed window to the side. A range of fitted wall and base units with work surface over and complementary tiled surround. Plumbing for washing machine and tumble dryer. Understairs storage cupboard. Electric wall heater. Double glazed door to the side, opening to the garden. Doors opening into the entrance hall and kitchen.



Kitchen

11' 3" x 10' (3.43m x 3.05m)

Double glazed windows to the rear and side, overlooking the garden. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. Single bowl stainless steel sink and drainer with mixer tap. Integrated electric hob with cooker hood over. Built in electric oven. Plumbing for dishwasher. Space for under counter fridge and freezer. Doors opening into the utility and dining room.

Dining Room

11' 1" x 9' 7" (3.38m x 2.92m)

A perfect entertaining room with space for dining table and chairs. Electric wall heater. Doors opening into the entrance hall, lounge, kitchen and double glazed French doors to the rear, opening into:

Conservatory

8' 11" x 8' 11" (2.72m x 2.72m)

An ideal additional room with double glazed windows to the rear and sides, overlooking the garden. Electric wall heater. Double glazed door to the side, opening to the garden,

Lounge

20' 3" max x 12' 1" max (6.17m max x 3.68m max)

A lovely light and spacious family room with double glazed bay window to the front. Feature fireplace. Aerial point. Electric wall heater. Doors opening into the dining room, entrance hall and double glazed French doors to the rear, opening into the patio.

First Floor Landing

Double glazed window to the front. Access to the loft space. Electric wall heater.

Bedroom One

10' 11" x 10' (3.33m x 3.05m)

Double glazed window to the rear overlooking the garden. A range of fitted wardrobes. Space for free standing furniture. Electric wall heater.

Bedroom Two

10' x 9' 3" (3.05m x 2.82m)

Double glazed window to the front. A range of fitted mirror fronted wardrobes. Space for free standing furniture. Electric wall heater.

Bedroom Three

11' 1" x 11' 1" (3.38m x 3.38m)

Double glazed window to the rear overlooking the garden. A range of fitted wardrobes. Electric wall heater. Door opening into:

Cloakroom

Suite comprising wash hand basin inset to vanity unit and WC. Extractor fan.

Bedroom Four

8' 10" x 7' 10" (2.69m x 2.39m)

Double glazed window to the rear, overlooking the garden. Space for free standing furniture. Electric wall heater.

Family Bathroom

Double glazed window to the side. Suite comprising enclosed bath with mixer tap, shower over and glass side screen. Wash hand basin and WC inset to vanity unit with ample storage and dressing area. Airing cupboard housing immersion heater and hot water tank.

Garage

Up and over door to the front.

Front Garden

Access via a driveway, leading to the garage and providing off road parking. Steps rising to the front entrance with gated side access, on both sides, leading to the rear garden.

Rear Garden

A good size enclosed rear garden, laid mainly to lawn with a paved patio area, abutting the property, providing an ideal seating/entertaining area to enjoy the summer sunshine and alfresco dining. The lawn is bordered with a variety of decorative plants, shrubs and rockery areas. There is a raised hardstanding area with summerhouse and additional seating area. Garden shed, outside tap and ornamental pond with bespoke covering.

Agent Note

There are solar panels to the front of the property which are privately owned.

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



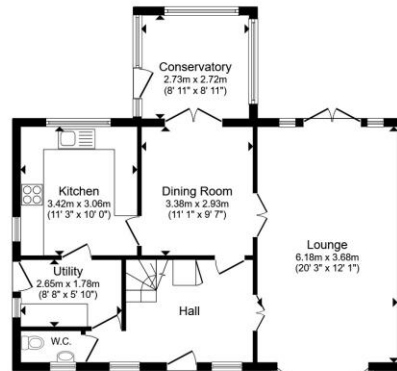
view this property online fox-and-sons.co.uk/Property/YEO109166

welcome to

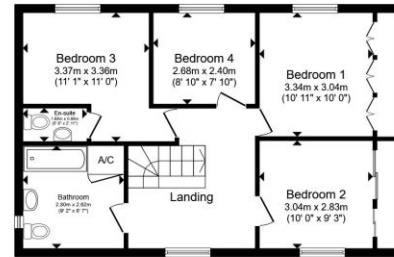
Winchester Gardens, Yeovil

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached Family Home
- Four Bedrooms

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



Ground Floor



First Floor

guide price

£300,000

Total floor area 131.4 m² (1,414 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

fox & sons



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/YEO109166



Property Ref:
YEO109166 - 0004

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