



Monks Dale, YEOVIL, BA21 3JQ

welcome to

Monks Dale, YEOVIL

An extended four bedroom family home, offered for sale with no onward chain, situated on the west side of Yeovil and close to many local amenities. The accommodation boasts a wealth of space, versatility and natural light throughout and externally benefitting enclosed gardens & off road parking.



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 Porch

Double glazed windows to the front and side. Door opening into:

Lounge

17' 8" max x 15' 10" max (5.38m max x 4.83m max)

A good size light room with double glazed window to the front. Feature fireplace. Stairs rising to the first floor with understairs storage cupboards. A further storage cupboard. Two radiators. Door opening into:

Fitted Kitchen

12' 8" x 8' 11" (3.86m x 2.72m)

Double glazed window to the rear overlooking the garden. A range of fitted wall, base and drawer unit with tiled work surface over and complementary tiled surround. One and a half bowl stainless steel sink and drainer with mixer tap. Space for free standing cooker with cooker hood over. Plumbing for dishwasher. Storage/pantry cupboard. Door to the rear, opening to the garden. Door opening into:

Cloakroom

Double glazed window to the rear. Suite comprising wash hand basin and WC.

Bedroom One

15' 8" x 9' 10" (4.78m x 3.00m)

Double glazed window to the front. Space for free standing furniture. Radiator. Sliding patio door to the rear, opening to the garden.

En Suite

Double glazed window to the rear. Suite comprising enclosed walk in shower cubicle, wash hand basin and WC. Extractor fan.

First Floor Landing

Access to the loft space. Airing cupboard.

Bedroom Two

13' 4" x 9' 9" (4.06m x 2.97m)

Double glazed window to the front. A range of fitted wardrobes. Radiator.

Bedroom Three

10' 7" x 9' 10" (3.23m x 3.00m)

Double glazed window to the rear overlooking the garden. Built in wardrobe. Radiator.

Bedroom Four

10' 5" x 5' 11" (3.17m x 1.80m)

Double glazed window to the front. Radiator.

Bathroom

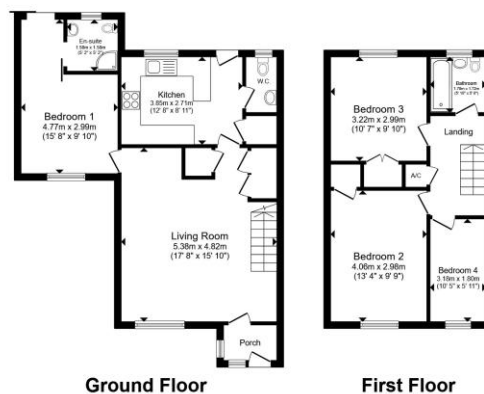
Double glazed window to the rear. Suite comprising enclosed bath with shower over, wash hand basin and WC. Inset spotlights to the ceiling. Extractor fan. Radiator.

Front Garden

Access via a hardstanding path leading to the front entrance. The garden is laid to lawn with garden shed and gated side access leading to the rear garden.

Rear Garden

A fully enclosed rear garden. laid mainly to lawn with a hardstanding path leading through to the garden rear access. Brick built outbuilding.



Total floor area 95.6 m² (1,029 sq.ft.) approx.
The 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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Monks Dale, YEOVIL

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Extended End of Terrace Home
- Four Bedrooms with En Suite to Downstairs Bedroom

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEO108621 - 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.


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