



Ermine Street, YEOVIL, BA21 3QT

welcome to

Ermine Street, YEOVIL

A two bedroom first floor apartment, offered for sale with no onward chain, situated on the west side of Yeovil and close to many local amenities. The accommodation offers a wealth of space and natural light throughout and externally boasting allocated 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.

Communal Entrance

Secure entry system. Stairs to all floors.

Apartment Entrance

Door opening into a porch with then an additional door, opening into:

Sitting Room

A lovely light and spacious room with dual aspect double glazed windows. Feature fireplace with electric fire inset. Aerial point. Radiator. Door opening into:

Inner Hall

Access to the loft space. Airing cupboard housing hot water tank and shelving above. Radiator.



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Fitted Kitchen

Double glazed window. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. One and a half bowl stainless steel sink and drainer with mixer tap. Integrated four ring gas hob with cooker hood over and electric oven below. Washing machine and fridge/freezer to stay. Wall mounted boiler. Radiator.

Bedroom One

Double glazed window. Space for free standing furniture. Radiator.

Bedroom Two

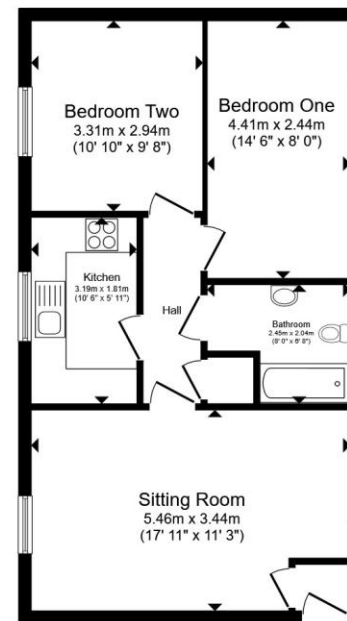
Double glazed window. Space for free standing furniture. Radiator.

Bathroom

Double glazed window. Suite comprising enclosed bath with mixer tap with shower attachment and electric shower, wash hand basin inset to vanity unit and WC. Radiator.

Parking

There is gated carport parking available with the apartment.



Total floor area 55.1 m² (593 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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Ermine Street, YEOVIL

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- First Floor Apartment
- Two Double Bedrooms

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEO109180 - 0004

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