



Eastland Road, Yeovil, BA21 4EU

welcome to

Eastland Road, Yeovil

A two bedroom terrace home, offered for sale with no onward chain and situated within close proximity to Yeovil Town Centre. The accommodation has been recently refurbished throughout boasting a wealth of natural light and externally benefitting from an extensive rear garden.



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:

Lounge/ Diner

A lovely light room with double glazed window to the front. Stairs rising to the first floor. Exposed ceiling beams.

Fitted Kitchen

Double glazed window to the rear overlooking the garden. A range of fitted base units with work surface over and complementary tiled surround. Single bowl stainless steel sink and drainer. Space for free standing cooker. Plumbing for washing machine. Space for fridge/freezer. Double glazed door to the rear, opening to the garden.



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Shower Room

Double glazed window to the rear. Recently fitted suite comprising walk in open shower, wash hand basin and WC.

First Floor Landing

Recently laid carpet with doors opening into:

Bedroom One

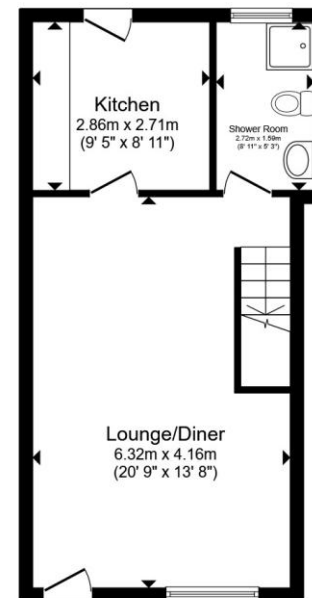
Double glazed window to the rear, overlooking the garden. Space for free standing furniture. Recently laid carpet.

Bedroom Two

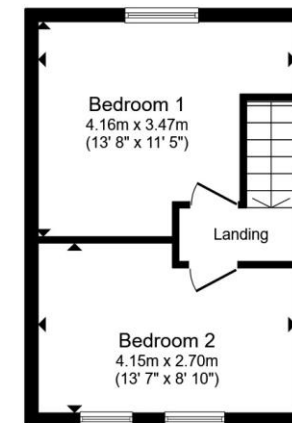
Two double glazed windows to the front. Space for free standing furniture. Recently laid carpet.

Rear Garden

Steps leading down to a hardstanding patio area, ideal seating area to enjoy the summer sunshine. The garden is then laid to lawn with mature trees and hedge borders.



Ground Floor



First Floor

Total floor area 65.3 m² (703 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**

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Eastland Road, Yeovil

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

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

guide price

£140,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEO109168 - 0002

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