



Cavalier Close, Yeovil, BA21 5UP

welcome to

Cavalier Close, Yeovil

A two bedroom semi detached home, offered for sale with no onward chain, situated within a popular residential area of Yeovil and close to many local amenities. The accommodation is well presented throughout boasting a wealth of space and natural light.



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

Stairs rising to the first floor. Storage heater.

Kitchen

Double glazed window to the front, 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 integrated oven below. Plumbing for washing machine. Space for fridge/freezer.

Living Room

A lovely light and spacious room with double glazed window to the rear, overlooking the garden. Aerial point. Understairs storage cupboard. Storage heater. Double glazed door to the rear, opening to the garden.

First Floor Landing

Access to the loft space. Storage heater.

Bedroom One

Two double glazed windows to the rear, overlooking the garden. Space for free standing furniture. Storage heater.

Bedroom Two

Double glazed window to the front. Built in wardrobe and additional cupboard. Storage heater.

Bathroom

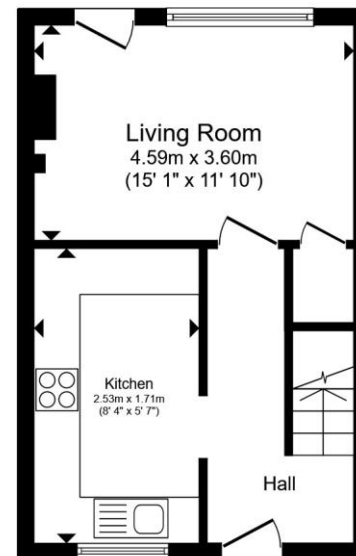
Double glazed window to the side. Suite comprising enclosed bath with mixer tap and electric shower over, wash hand basin and WC.

Garage

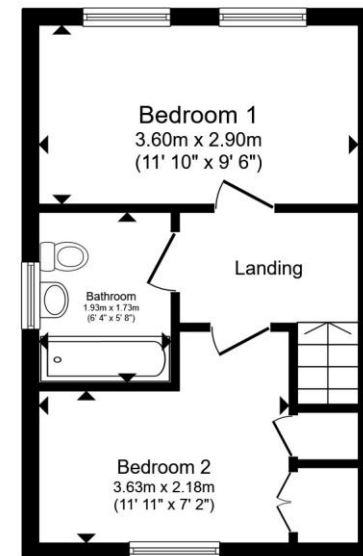
Up and over door to the front. Power and light. Door to the rear, opening into the garden.

Rear Garden

A fully enclosed rear garden, laid mainly to lawn with a paved patio area abutting the property with garden shed and an ideal seating space to enjoy the summer sunshine. To the rear of the garden is access to the garage.



Ground Floor



First Floor

Total floor area 56.2 m² (605 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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Cavalier Close, Yeovil

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

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

£165,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEO109210 - 0004

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