



Birchfield Road, Yeovil, BA21 5RN

welcome to

Birchfield Road, Yeovil

A two bedroom semi detached bungalow, offered for sale with no onward chain, situated within close proximity to many local amenities. Accommodation offers a wealth of versatility and natural light throughout and externally boasting driveway parking, garage and 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

Door to the front, opening into:

Entrance Porch

Door opening into:

Entrance Hall

Access to the loft space. Two storage cupboards. Radiator.

Bedroom One

14' 2" x 10' 5" (4.32m x 3.17m)

Double glazed window to the front. Space for free standing furniture. Radiator.

Bedroom Two

11' 2" x 8' 2" (3.40m x 2.49m)

Double glazed window to the front. Space for free standing furniture. Radiator.

Lounge

14' 6" x 12' 3" (4.42m x 3.73m)

Sliding patio doors to the rear opening into the conservatory. Feature fireplace. Aerial point. Wall lights. Radiator.

Kitchen

10' 4" x 7' 6" (3.15m x 2.29m)

Double glazed window to the rear. 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. Space for free standing cooker with cooker hood over. Plumbing for washing machine. Space for fridge/freezer. Tiled flooring. Radiator. Double glazed door to the rear, opening into:

Conservatory

15' 8" x 7' 9" (4.78m x 2.36m)

Double glazed windows to the rear and sides. Wall lights. Radiator. Double glazed sliding patio doors to the rear, opening to the rear garden.

Bathroom

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

Garage

Up and over door to the front. Windows and door to the side.

Front Garden

Access via a hardstanding shared driveway, providing off road parking and leading to the garage and rear garden. A hardstanding path leading to the front entrance, with garden laid to lawn to either side.

Rear Garden

A good size enclosed garden, laid to lawn with a paved patio area abutting the property, providing an ideal seating area to enjoy the summer sunshine. The garden is bordered with a variety of trees and hedges.



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.focalagent.com



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Birchfield Road, Yeovil

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

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

guide price

£180,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEO108754 - 0003

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