



Mary Street, Yeovil, BA21 4EG

welcome to

Mary Street, Yeovil

A spacious two bedroom home, situated with in close proximity to the town centre and hospital. The accommodation is presented in excellent decorative order and boasts a wealth of space and natural light throughout.



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

13' 8" x 12' 6" (4.17m x 3.81m)

Double glazed window to the front. Stairs rising to the first floor. Feature fireplace. Radiator. Opening into:

Kitchen/ Diner

13' 8" x 11' 4" (4.17m x 3.45m)

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. Space for free standing cooker with cooker hood over. Plumbing for washing machine. Space for fridge/freezer. Space for dining table and chairs. Larder cupboard. Radiator.

Inner Hall

Double glazed door to the side opening into the garden. Opening into:

Sun Room

8' 10" x 8' 5" (2.69m x 2.57m)

Double glazed sliding patio doors to the rear, opening to the rear garden. Radiator.

First Floor Landing

Access to the loft space.

Bedroom One

13' 6" x 10' 8" (4.11m x 3.25m)

Two double glazed windows to the front. Two built in wardrobes. Space for free standing furniture. Radiator.

Bedroom Two

12' 9" x 8' 5" (3.89m x 2.57m)

Double glazed window to the rear overlooking the garden. Built in wardrobe. Space for free standing furniture. Radiator.

Bathroom

Double glazed window to the rear. Four piece suite comprising enclosed bath with shower over. Enclosed shower cubicle. Wash hand basin. WC. Towel radiator.

Rear Garden

A fully enclosed rear garden, laid part to artificial lawn with hardstanding path leading to the gated rear access. Perfect space with an ideal seating area to enjoy the summer sunshine.



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.localagent.com



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Mary Street, 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: D
Council Tax Band: A

guide price

£135,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEO108939 - 0002

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