





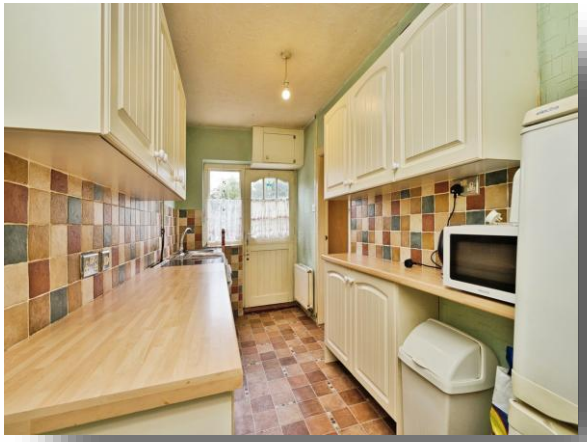
Westland Road, Yeovil, BA20 2AY

fox & sons

welcome to

Westland Road, Yeovil

A three bedroom end of terrace home, offered for sale with no onward chain and situated within a popular residential area of Yeovil. The accommodation offers a wealth of space and versatility throughout and externally boasting garage, driveway parking and good size 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:

Entrance Porch
Double glazed windows to the either side. Door opening into:

Entrance Hall
Stairs rising to the first floor. Radiator.

Dining Room
Double glazed bay window to the front. Fireplace with electric fire. Radiator. Door opening into:

Kitchen
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. Plumbing for washing machine. Space for fridge/freezer. Radiator. Stable style door to the rear, opening to the garden. Door opening into:

Lounge
Double glazed patio door to the rear, opening to the garden. Wall mounted gas fire. Understairs storage cupboard. Radiator.

First Floor Landing
Double glazed window to the side. Access to the loft space.

Bedroom One
Two double glazed windows to the rear, overlooking the garden. Built in wardrobe. Space for free standing furniture. Radiator.

Bedroom Two
Double glazed window to the front. Space for free standing furniture. Wash hand basin with tiled splashback. Radiator.

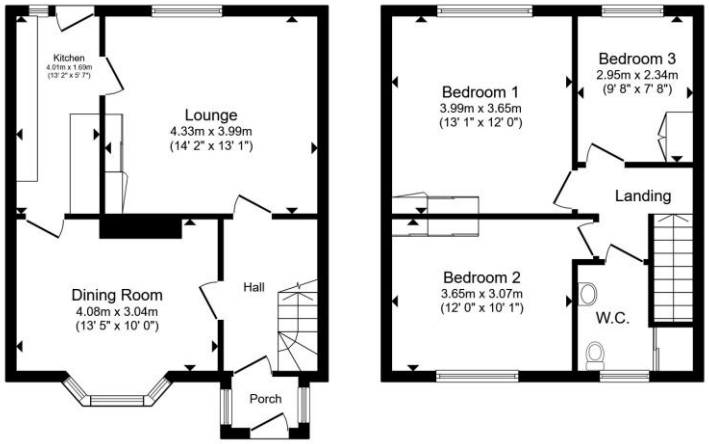
Bedroom Three
Double glazed window to the rear. Airing cupboard housing hot water tank. Radiator.

Shower Room
Double glazed window to the front. Suite comprising enclosed walk in shower cubicle, wash hand basin and WC. Radiator.

Garage
Up and over door to the front.

Front Garden
Access via a tarmac driveway, leading to the garage and providing off road parking.

Rear Garden
A good size enclosed rear garden, laid mainly to lawn with a paved patio area abutting the property, providing an ideal seating area to enjoy the summer sunshine.



Total floor area 89.6 m² (964 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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welcome to

Westland Road, Yeovil

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

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

guide price

£180,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
YEO109057 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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