



Cove Road, Westwoodside Doncaster

welcome to

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This well-presented three bedroom detached bungalow is situated in this sought after rural village location offering spacious lateral living accommodation. The property is set back on a good sized plot with a driveway and garage.



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 Hall

With a front facing door with double glazed side panel, coving to the ceiling, dado rail, a central heating radiator with cover, an airing cupboard and a loft hatch.

Lounge

With front and side facing double glazed windows, coving to the ceiling, dado rail, wall light points and a gas fire with brick surround.

Kitchen

Fitted with wall and base units with work surfaces housing the sink and drainer with mixer tap. The kitchen has an electric hob with cooker hood above, an electric double oven and an integrated fridge. There is a central heating radiator, splashback tiling, tiled flooring, coving and spotlights to the ceiling, a side facing double glazed window and rear facing patio doors to the conservator.

Conservatory

With rear and side facing double glazed windows, tiled flooring, a central heating radiator and rear facing French doors which lead out to the rear garden.

Bedroom One

With a rear facing double glazed window through to the conservatory, a central heating radiator, coving to the ceiling and fitted wardrobes and bedside tables.

Bedroom Two

With a rear facing double glazed window, a central heating radiator, coving to the ceiling and fitted wardrobes.

Study / Bedroom Three

With a front facing double glazed window, a central heating radiator and coving to the ceiling.

Bathroom

Fitted with a low flush WC, a wash hand basin, a bath and a shower cubicle with shower. There is partial tiling to the walls, coving to the ceiling and two side facing obscure double glazed windows.

Outside

Situated on a good sized plot set back from the road, to the front of the property there is a lawned garden with a pebbled driveway which continues to the side and leads to the rear garden and detached garage. To the rear of the property there is a generous enclosed lawned garden with a paved patio area, a variety of shrubs, plants and trees to the borders, a garden shed and access to the garage.

Garage

With an up and over door, two side facing windows, a pitched roof and a courtesy door to the garden.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- SOUGHT AFTER VILLAGE LOCATION

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126940 - 0002

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