



Blackmore Chase, Wincanton, BA9 9SB

welcome to

Blackmore Chase, Wincanton

A three/four bedroom semi detached family home, situated within a cul de sac position, in the desirable Town of Wincanton. The accommodation is well presented & boasts a wealth of space, versatility and natural light throughout. Externally boasts driveway & allocated parking & enclosed 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 Hall

Stairs rising to the first floor. Radiator. Door opening into:

Lounge

13' 9" x 9' 10" (4.19m x 3.00m)

A lovely light room with double glazed window to the front. Understairs storage cupboard. Aerial point. Radiator. Door opening into:

Fitted Kitchen

13' 1" x 7' 3" (3.99m x 2.21m)

Double glazed window to the rear overlooking the garden. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. One and a half bowl stainless steel sink and drainer with mixer tap. Space for free standing cooker with cooker hood over and stainless steel splashback. Plumbing for dishwasher. Space for fridge/freezer. Pantry cupboard. Radiator. Double glazed door to the rear, opening to the garden. Door opening into:

Utility

7' 2" x 4' 6" (2.18m x 1.37m)

Double glazed window to the rear. Fitted work surface with plumbing for washing machine and tumble dryer. Towel radiator. Door opening into:

Downstairs Cloakroom

Double glazed window to the rear. Suite comprising wash hand basin and WC. Radiator.

Bedroom/ Dining Room

12' 11" x 7' 8" (3.94m x 2.34m)

A perfect additional ground floor room with double glazed window to the front. Space for free standing furniture or dining table and chairs. Aerial point. Radiator.

First Floor Landing

Airing cupboard. Access to the loft space.



Bedroom One

14' 8" x 7' 8" (4.47m x 2.34m)

Double glazed window to the front. Built in wardrobe. Space for free standing furniture. Radiator. Door opening into:

En Suite

Double glazed window to the rear. Suite comprising enclosed walk in shower, wash hand basin inset to vanity unit and WC. Inset spotlights to the ceiling. Extractor fan. Towel radiator.

Bedroom Two

10' 10" x 9' 10" (3.30m x 3.00m)

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

Bedroom Three

11' 7" x 6' 6" (3.53m x 1.98m)

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

Family Bathroom

Double glazed window to the rear. Suite comprising enclosed bath with mixer tap and shower over. Wash hand basin inset to vanity unit. WC. Shaver point. Towel radiator.

Front Garden

Access via a block paved driveway providing off road parking. Gated side access leading to the rear garden.

Rear Garden

A fully enclosed rear garden with a good size paved patio area abutting the property, providing a perfect seating/entertaining area to enjoy the summer sunshine. To the side is a raised artificial lawn area which currently houses a hot tub with a block paved patio beyond with room for storage. To the adjacent side is a lawn area and raised decking area to the foot of the garden. Outside power point and outside tap. Gated side access leading to the front of the property.

Parking

There are two additional allocated parking to the rear of the property.



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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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Blackmore Chase, Wincanton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi Detached Family Home
- Three/Four Bedrooms with En Suite to Master

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEO109195 - 0003

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fox & sons



01935 412100



Yeovil@fox-and-sons.co.uk



14 Princes Street, YEOVIL, Somerset, BA20 1EW



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