





Shira Cottage „Combe St. Nicholas Chard TA20 3ND

welcome to

Shira Cottage ,, Combe St. Nicholas Chard

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Characterful 4 bedroom semi detached cottage
- Edge of the beautiful Blackdown Hills

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

guide price

£350,000

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 Porch

Entrance porch with a door leading into the main hallway.

Hallway

Welcoming entrance hallway providing access to the principal ground floor rooms and stairs rising to the first floor. Radiator and double-glazed window.

Living Room

A generous and inviting living room with wooden flooring and a feature working fireplace, creating a lovely focal point and adding plenty of character to the room. Double-glazed windows and radiator.

Kitchen/Breakfast Room

A fantastic kitchen/breakfast room, offering an excellent range of fitted wall and base units providing plenty of storage, complemented by work surfaces and integrated appliances. Tiled flooring and space for a breakfast table, making this a practical and sociable heart of the home. Double-glazed window and radiator.

Cloakroom/W.C.

Convenient ground floor cloakroom comprising WC and wash hand basin.

Snug/Dining Room

A versatile additional reception room

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Property Ref:
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01460 73421



Crewkerne@fox-and-sons.co.uk



1-3 Market Square, CF
TA18 7LE


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