



**Hearn Cottage, Galhampton, Yeovil, BA22 7BB**

**welcome to**

## **Hearn Cottage, Galhampton, Yeovil**

A two bedroom detached cottage, situated in the quaint village of Galhampton and within close proximity to local amenities and stunning countryside. The accommodation offers a wealth of space, versatility & natural light throughout & externally boasting off road parking & good size enclosed gardens.



## 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 stable style door to the rear, opening into:

## Boot Room

Window to the front. Storage cupboard housing a recently installed Worcester boiler. Door opening into:

## Fitted Kitchen

Double glazed windows to the rear and side. A range of fitted wall, base and drawer units with work surface over. Single bowl stainless steel sink and drainer with mixer tap. Space for free standing cooker with tiled splashback and cooker hood over. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Exposed ceiling beams. Radiator.

## Dining Room

Double glazed windows to the front and side. Feature spiral staircase rising to the first floor. Space for dining table and chairs, perfect for family meals or entertaining. Wall light points. Exposed stone walls and beams to the ceiling. Radiator.

## Lounge

A lovely light and spacious room with double glazed bay window to the side and further window to the rear. Bespoke shelving inset to the alcove. Wall light points. Exposed ceiling beams.

## First Floor Landing

## Bedroom One

Double glazed windows to the rear and side, overlooking the garden. Two built in wardrobes. Wash had basin inset to vanity unit. Space for free standing furniture. Access to the loft space. Radiator.

## Bedroom Two

Double glazed windows to the rear and side, overlooking the garden. Space for free standing furniture. Radiator.

## Shower Room

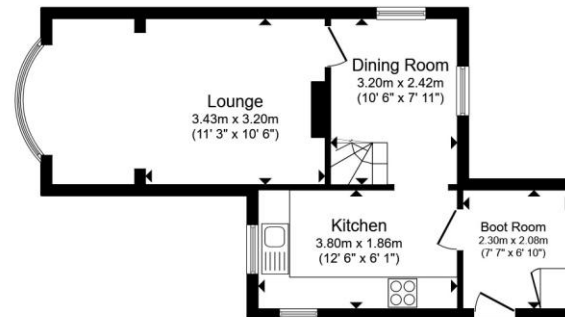
Double glazed window to the side. Suite comprising enclosed walk in shower cubicle, wash hand basin and WC. Airing cupboard. Fully tiled. Wall light points. Exposed ceiling beams. Radiator.

## Gardens

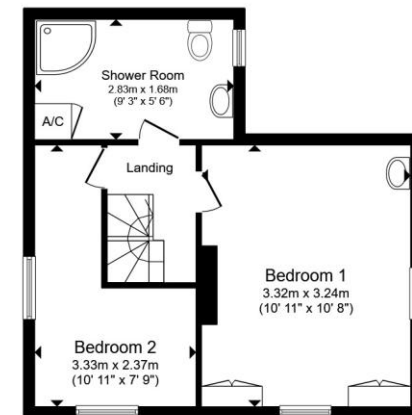
A good size fully enclosed rear and side gardens, laid mainly to lawn with tree lined borders. There is a block paved patio area abutting the property, providing an ideal seating/entertaining area to enjoy the summer sunshine. Outside store with power and light.

## Parking

There is off road parking for two cars.



Ground Floor



First Floor

Total floor area 84.1 m<sup>2</sup> (906 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](http://www.propertybox.io)

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## Hearn Cottage, Galhampton, Yeovil

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached Character Cottage
- Two Double Bedrooms

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

guide price

**£180,000**



Please note the marker reflects the  
postcode not the actual property

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