



Cranborne Cottage Blandford Road, Coombe Bissett, Salisbury, Wiltshire,
SP5 4LF

By Auction £460,000 Freehold

**** For sale by online auction ** Pre-Auction offers considered ** Rarely available opportunity to purchase a detached bungalow sitting in grounds approaching half an acre and surrounded by open fields with the river to front.**

Description

** For sale by online auction ** Pre-Auction offers considered ** Rarely available opportunity to purchase a detached bungalow sitting in grounds approaching half an acre and surrounded by open fields with the river to front. It is now in need of modernising but has enormous potential for extending and conversion of the roof space where there are already two windows. The windows are double glazed and there is electric heating. Cavity wall insulation has been installed and the loft is heavily insulated. No forward chain. Auction Pack available from WHOOBID, CHLOE PLATT 0800 0385996 **

Property Specifics

The accommodation is arranged as follows:

Hall

Built in coats cupboard.

Wc

Kitchen

Work surface with inset sink and double drainer unit, plumbing for washing machine, space for electric cooker. Cupboard housing lagged hot tank and immersion heater. Hatch to insulated loft. Door to:

Rear Porch

Double glazed to all sides, doors to front and rear gardens, butlers sink.

Store

Sitting Room

Double aspect room with sliding doors to rear garden, open fireplace.

Bedroom 1

Double aspect room, range of fitted wardrobes.

Bedroom 2

Range of fitted wardrobes.

Bedroom 3/Dining Room

Bathroom

Panel bath, wc and wash basin.

Outside

The garden is a feature of the property, sitting behind a low stone wall with hedging over. To the front of the property is a large parking area with five bar gate leading to the side garden which could be used for garaging. To the front is an area of lawn with mature shrubs, trees and flower beds. To the rear the garden rises up with flower beds, lawn, shrubs and trees. For those who like gardening there is a magnificent range of primroses of all colours. The whole is enclosed by hedging with fields to rear and side. There are further fields to the front which is where the river runs.

Services

Mains water and electricity, private drainage.

Directions

Leave Salisbury on the A354 Blandford Road and enter Coombe Bissett after approximately three miles. Shortly after passing The Fox & Goose public house on the left, on the corner turn right onto the gravel track and take the lower track to the right where Cranborne Cottage will be found right at the end on the left. ** FOR VIEWINGS PLEASE PARK AT THE FOX & GOOSE PUBLIC HOUSE **

Outgoings

The Council Tax Band is 'E' and the payment for the year 2023/2024 payable to Wiltshire Council is £2,558.12.

WHAT3WORDS

What3Words reference is: ///rivers.parties.though

Disclosure

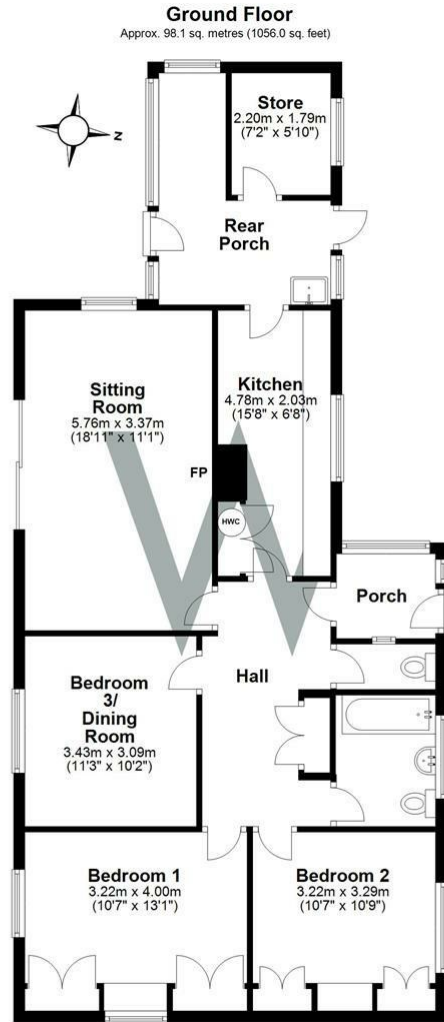
Modern T's & C's

This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange, or the vendor is free to remarket the property and the reservation fee will not be returned. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5,940 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE.

Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes, provide card and solicitors details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

****Guide price** - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

****Reserve price** - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction, then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price



Total area: approx. 98.1 sq. metres (1056.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		6	
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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