



**Connells**

Dowell Street  
HONITON

# Dowell Street HONITON EX14 1LT



## Property Description

*A 2 bedroom END TERRACED HOUSE located close to Honiton Town Centre with local market and variety of shops, amenities and restaurants. There is also a train line perfect for commuters. The current seller has also had a new roof fitted since she has owned the property and re-done the bathroom/WC. Outside there is a patio garden leading to a further decked area. The property is perfect for a first time buyer or a buy to let investor. The accommodation comprises:- Lounge, kitchen/diner, first floor landing, 2 bedrooms and bathroom/wc. The owner has also informed us that you can get a parking permit from the council for the car park for residents parking and this is at a cost of £120 per year.*

## 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 £300 inc VAT towards the preparation cost of the pack. 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.

## Living Room

14' 1" x 12' 8" ( 4.29m x 3.86m )

Double glazed front aspect window, double glazed obscured door to front, fire place, built-in cupboards, under stairs storage.

## Kitchen

14' 2" x 8' 1" ( 4.32m x 2.46m )

Window and door to rear, sealed unit to rear, wall and base units, work surfaces, gas cooker point, plumbing for washing machine, stainless steel sink unit, tiling, wall mounted radiator, boiler, space for fridge freezer.

## Bedroom 1

11' 4" max into recess x 12' 4" ( 3.45m max into recess x 3.76m )

Double glazed front aspect window, wall mounted radiator.

## Bedroom 2

9' 9" x 9' 6" ( 2.97m x 2.90m )

Rear aspect window, built-in wardrobe, wall mounted radiator.

## Shower Room

Double shower cubicle with mains shower, low level toilet, wash hand basin with cupboard below, tiling, double glazed skylight window to rear, loft access. wall mounted radiator.

## Rear Garden

Patio garden with decked area and shed, enclosed by wall and fencing.

## Agents Note:

The vendor has informed us that you can get a parking permit from the Council for £120 per year.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01392 221 331**  
**E [exeter@connells.co.uk](mailto:exeter@connells.co.uk)**

8-9 South Street  
 EXETER EX1 1DZ

**EPC Rating: D**

**view this property online [connells.co.uk/Property/EXR315043](http://connells.co.uk/Property/EXR315043)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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