



Slade Close, Ottery St. Mary

Connells

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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.

Agent's Note:

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

Entrance Hall

Double glazed obscured door to front, wall mounted radiator.

Living Room

11' 4" x 15' 5" (3.45m x 4.70m)

Two double glazed front aspect windows, built-in under stairs cupboard, fire place with gas fire.

Dining Room

10' 1" x 10' 3" (3.07m x 3.12m)

Double glazed sliding doors to rear, wall

mounted radiator.

Reception 3

10' 2" x 7' 7" (3.10m x 2.31m)

Double glazed rear aspect window, wall mounted radiator.

Kitchen/Diner

17' 7" x 9' 8" (5.36m x 2.95m)

Double glazed rear aspect window, storage room with power and light housing boiler, wall and base units, work surfaces, 1 1/2 bowl stainless steel sink unit, tiling, electric oven, gas hob with extractor over, breakfast bar, tiled flooring.

Inner Lobby

Tiled flooring, wall mounted radiator.

Downstairs WC



Double glazed obscured side aspect window, low level toilet, wash hand basin, tiling, tiled floor.

Landing

Storage cupboard.

Bedroom 1

11' 3" x 10' 1" max into recess (3.43m x 3.07m max into recess)

Double glazed front aspect window, built-in wardrobes, wall mounted radiator.

Bedroom 2

10' 2" x 8' 4" (3.10m x 2.54m)

Double glazed rear aspect window, built-in mirrored wardrobes, wall mounted radiator.

Bedroom 3

8' 2" x 8' 3" (2.49m x 2.51m)



Double glazed front aspect window, storage cupboard, wall mounted radiator.

Wet Room

Double glazed obscured sealed unit to side, two double glazed rear aspect windows, electric shower, low level toilet, wash hand basin.

Loft Room

18' 6" x 10' 9" (5.64m x 3.28m)

Accessed via ladder. Double glazed skylight window to rear, double glazed side aspect window, built-in wardrobe, storage in eaves, built-in cupboard.

Front Garden

Lawned garden. Driveway parking.

Rear Garden

Lawned garden enclosed by fencing.





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.

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A SEMI DETACHED HOUSE located in Ottery St Mary, this is a great property to put your own mark on it there is so much potential. Downstairs has great family living space with 3 reception rooms and a kitchen/diner, there is also a loft room ideal for converting subject to usual planning consents.

Tenure: Freehold

EPC Rating: D

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To view this property please contact us on

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or email exeter@connells.co.uk

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