



Connells

Higher Street
Cullompton



Property Description

A 2 double bedroom SEMI DETACHED HOUSE which could be made into 3 bedrooms (subject to the normal planning consents) located in the heart of Cullompton which is a charming picturesque town in Devon and has peaceful countryside to enjoy at the weekends.

The home is set in the town which is fantastic for access to the many shops, bars, cafes and restaurants which is a perfect combination for a home owner.

There is also great access for commuters out onto the M5 and beyond. Outside there is a lawned garden area. The house is offered with NO CHAIN. The accommodation comprises:- Entrance, lounge, kitchen/diner, 2 bedrooms and shower room/WC.

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.

Entrance Hall

Double glazed door to front, tiled floor.

Lounge

16' 7" into recess x 11' 5" (5.05m into recess x 3.48m)

Double glazed front aspect window, fire place with electric fire, shelving, wall mounted radiator.

Kitchen/ Dining Room

16' 6" max x 11' 9" max (5.03m max x 3.58m max)

Double glazed front aspect window, window to rear, wall and base units, work surfaces, plumbing for washing machine, boiler, space for appliance, stainless steel sink unit, tiling, beamed ceiling, under stairs cupboard, wall mounted radiator.

Landing

Double glazed rear aspect window, access to loft, wall mounted radiator,

Bedroom 1

17' 5" into recess x 11' 6" (5.31m into recess x 3.51m)

Double glazed front aspect window, wall mounted radiator.

Bedroom 2

14' 8" x 9' 8" (4.47m x 2.95m)

Double glazed front aspect window, wall mounted radiator.

Shower Room

Obscured sealed unit to rear, shower cubicle with electric shower, low level toilet, wash hand basin, tiling.

Front Garden

Lawned gardens with shared access to front.

Council Tax Band: B





Ground Floor



First Floor

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.focalagent.com

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/EXR315765



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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