



**Connells**

Beacon Lane  
Exeter



### *Property Description*

***A 2 double bedroom GOUND FLOOR APARTMENT located within walking distance of Exeter City Centre, close to local schools, supermarkets, amenities and transport links. The home is ready to move into and is offered with NO CHAIN. Outside there are front & rear lawned gardens and storage sheds. The accommodation comprises:- Communal entrance hallway, entrance hallway, lounge/diner, kitchen, 2 bedrooms and bathroom/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 obscured door to side, intercom system, storage cupboard, wall mounted radiator.

## Living Room

16' 5" x 11' 4" max ( 5.00m x 3.45m max )

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

## Kitchen

9' 9" x 7' 5" ( 2.97m x 2.26m )

Double glazed rear aspect window, wall and base units, work surfaces, stainless steel sink unit, electric oven with extractor over, tiling, cupboard housing boiler, storage cupboard, wall mounted radiator.

## Bedroom 1

11' 4" x 11' 7" ( 3.45m x 3.53m )

Double glazed front aspect window, wall mounted radiator.

## Bedroom 2

10' 10" x 10' 5" max ( 3.30m x 3.17m max )

Double glazed rear aspect window, wall mounted radiator.

## Bathroom

Double glazed obscured rear aspect window, bath with shower attachment, low level toilet, wash hand basin, tiling, wall mounted radiator.

## Front Garden

Lawned garden area.

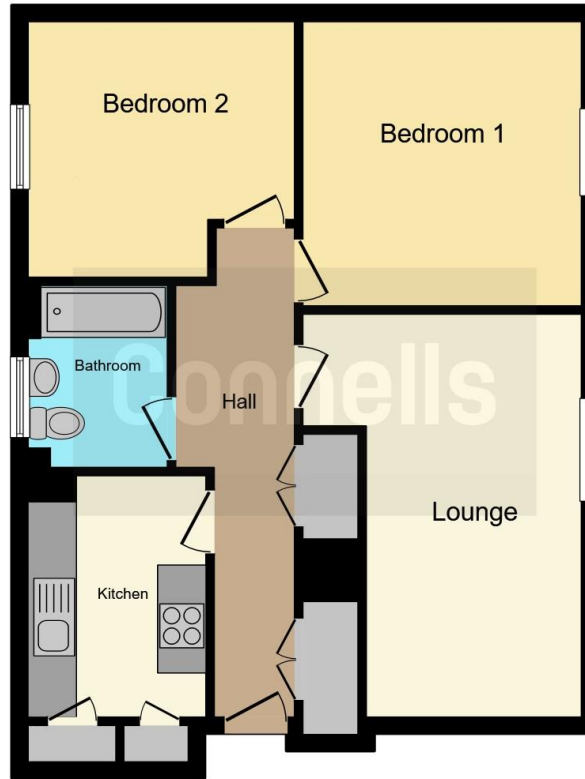
## Rear Garden

Lawned garden with brick built storage shed, communal washing line and further brick built storage shed.









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](http://www.focalagent.com)

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: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EXR315781](http://connells.co.uk/Property/EXR315781)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Mar 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.



**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: EXR315781 - 0004