



Connells

Widgery Road
Exeter



Property Description

A 3 bedroom END TERRACED house located in the family area of WHIPTON on a corner plot. The house is ready to move in and the current sellers have renovated it to a high standard including newly installed windows and doors. The location is great for schools, shops, amenities and transport links, the home offers families comfort and convenience. Outside there are lawned gardens great for enjoying the summer sun and outdoor dining, there is also driveway parking. The accommodation comprises:- Entrance hallway, lounge, dining room, kitchen, first floor landing, 3 bedrooms and bathroom/WC. NO CHAIN.

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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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, under stairs storage, wall mounted radiator.

Living Room

13' 7" x 11' 9" (4.14m x 3.58m)

Double glazed sliding doors to rear, fire place, wall mounted radiator.

Dining Room

11' 8" x 9' 6" (3.56m x 2.90m)

Double glazed side aspect window, wall

mounted radiator.

Kitchen

16' 9" x 10' 1" (5.11m x 3.07m)

Double glazed door to rear, two double glazed side aspect windows, wall and base units, work surfaces, stainless steel sink unit, plumbing for washing machine, space for fridge freezer, gas cooker point, tiling, cupboard housing boiler and storage, wall mounted radiator.

Landing

Airing cupboard with shelving.

Bedroom 1

15' 3" x 8' 9" (4.65m x 2.67m)

Double glazed front aspect window, double glazed side aspect sealed unit, wall mounted radiator.

Bedroom 2

12' 6" into recess x 11' 9" (3.81m into recess x 3.58m)

Two double glazed rear aspect windows, built-in cupboard, wall mounted radiator.

Bedroom 3

10' 1" x 8' 3" (3.07m x 2.51m)

Double glazed side aspect window, built-in cupboard with shelving, loft access, wall mounted radiator.

Bathroom

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

Outside

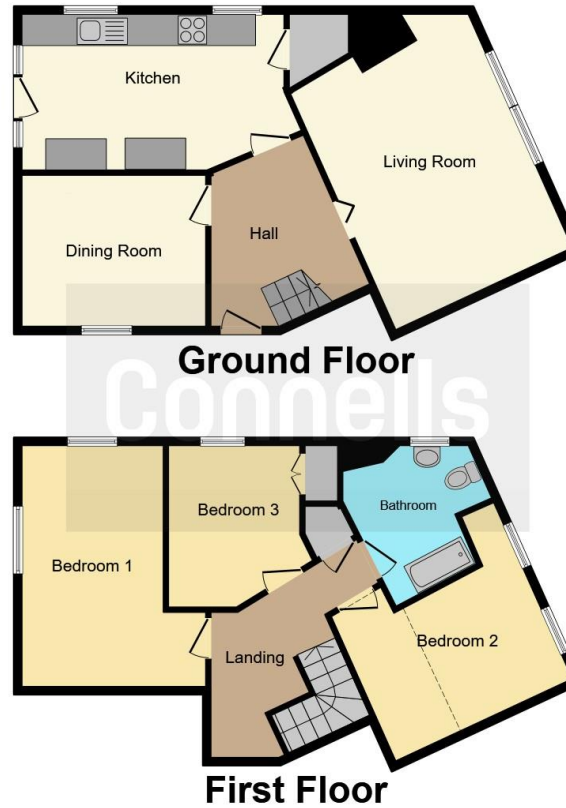
Lawn and large paved areas, tap. Rear garden enclosed by fencing. Driveway parking.

Council Tax Band: B









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: C

Tenure: Freehold

view this property online connells.co.uk/Property/EXR316670



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.

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