



**Connells**

Gissons Mews  
Kennford Exeter



# Gissons Mews

## Kennford Exeter EX6 7UB



### Property Description

*A superb 1 bedroom first floor apartment with open views, located in the picturesque village of Kennford, near Exeter, with easy commuter access to the A38, A30 and M5 and into Exeter City Centre. Ideal for a first time buyer or investor. Newly fitted bathroom. Allocated driveway parking space. NO CHAIN. When arriving at Gissons Mews, you'll feel at home with the light and welcoming communal entrance hallway, heading up carpeted stairs to the apartment front door. Inside, the spacious lounge and kitchen area have countryside views and are well-lit with the skylight and spotlights. The kitchen has space for your appliances, with plumbing ready for washing machine and/or dishwasher. It has worktop space to enjoy meal preparations with plenty of wall mounted and under-worktop cupboard storage, plus an electric oven and hob with extractor fan built-in. The generous double sized bedroom enjoys views of the back of the property and village. Plus the newly fitted en-suite, complete with shower, sink, toilet, towel hangers and cupboard storage and new flooring. Outside, there is 1 allocated driveway parking space. It's on the bus routes and locally there are village walks, post office, local shop and nearby pubs, schools, and plenty of opportunities to exercise and socialise. Within the four apartments at Gissons Mews, you'll find a very warm welcome and caring community spirit. This is the first time the property has come on the market since 2013.*

### 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.

### Communal Entrance Hallway

Door to front, stairs to first floor.

### Kitchen/ Living Room

15' 3" x 10' 8" ( 4.65m x 3.25m )

Double glazed front aspect window with open views, door to side, intercom system, under floor heating. Double glazed skylight to side, wall and base units, work surfaces, stainless steel sink unit, electric oven and hob with extractor over, plumbing for washing machine, space for fridge, spotlights.

### Bedroom

11' 5" x 9' 1" ( 3.48m x 2.77m )

Double glazed rear aspect window, airing cupboard, shelving, under floor heating.

### Shower Room

Double glazed skylight window to rear, double shower cubicle with mains shower, low level toilet, wash hand basin, tiling.

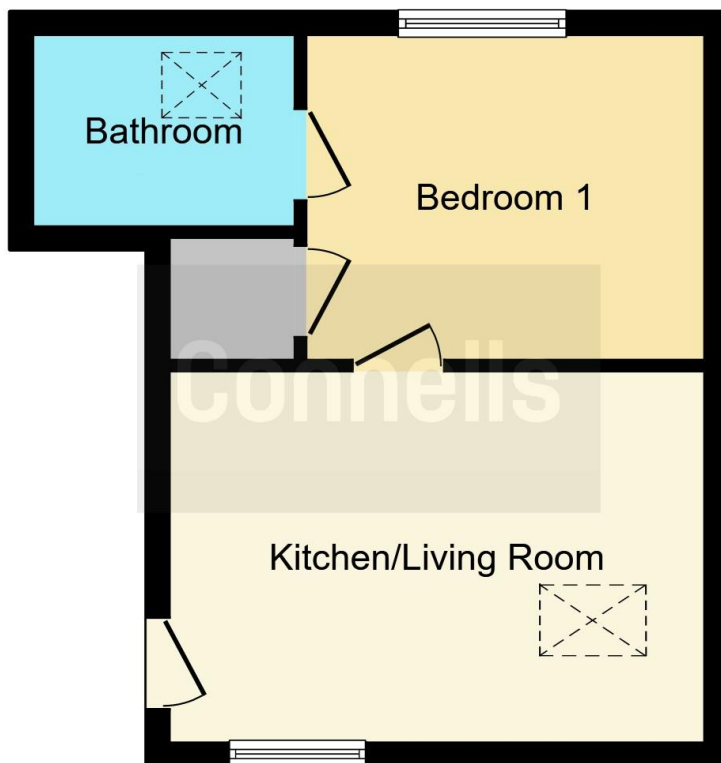
### Parking

1 allocated parking space.

### Agents Note

There is an easement on the title, please enquire with the branch.





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:  
 Awaited

Council Tax  
 Band: A

Service Charge: 600.00 Ground Rent:  
 50.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EXR316692](http://connells.co.uk/Property/EXR316692)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 26 Oct 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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: EXR316692 - 0003

