



**Connells**

Magdalen Road  
Exeter





## Property Description

***A 3 double bedroom GRADE II LISTED LOWER GROUND FLOOR APARTMENT located In the sought after area of ST LEONARDS close to all the shops, bars, cafes and amenities that is vibrant community area has to offer. The home is also a short walk into Exeter City Centre where you have all the facilities it has to offer including train stations. The property comes with a range of outbuildings and a GARAGE. NO CHAIN. The accommodation comprises:- Own entrance or entry also through the main communal entrance, entrance hallway, lounge, kitchen/diner, storage room/wine cellar, 3 double bedrooms and bathroom/WC. In need of modernisation and renovation.***



## 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.

## Agents Notes

We have been informed by the seller that the gas has been capped off and would need re-connecting. The property is in a conservation area. The garage has an asbestos roof. The property has a share of the Freehold and the management charge is £100 per calendar month. There is a 999 year lease from 2006.

## Entrance Hall

Book shelves.

## Living Room

16' 6" x 12' 4" ( 5.03m x 3.76m )

Double glazed tilt and turn rear aspect window, fireplace.

## Cellar/ Store Room

8' 5" max x 16' 7" max ( 2.57m max x 5.05m max )

'L' shaped room.

## Kitchen

14' 2" x 12' 6" ( 4.32m x 3.81m )

Double glazed tilt and turn front aspect window, base unit, double sink unit, gas cooker point (capped off), plumbing for washing machine, wall mounted radiator.

## Bedroom 1

16' 7" x 11' 3" ( 5.05m x 3.43m )

Double glazed tilt and turn rear aspect window, wall mounted radiator,

## Bedroom 2

16' 7" x 14' 2" ( 5.05m x 4.32m )

Double glazed tilt and turn rear aspect window, book shelves, wall mounted radiator.

## Bedroom 3

14' 4" x 9' 2" ( 4.37m x 2.79m )

Double glazed tilt and turn front aspect window, wall mounted radiator.

## Bathroom

Double glazed obscured tilt and turn front aspect window, bath, low level toilet, wash hand basin, cupboard with shelving, wall mounted radiator.

## Outside

Storage areas, further storage/cellar with light, outside WC (not working) and communal bin store.

## Garage

20' 3" x 8' 8" ( 6.17m x 2.64m )

Door is damaged (do not use).





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: C

Service Charge:  
 1200.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EXR316529](http://connells.co.uk/Property/EXR316529)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Dec 1974. 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.

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