





Property Description

A 4 bedroom SEMI DETACHED HOUSE located in the Wonford area of Exeter in need of modernisation. The house is a great size as also has 2 reception rooms, so plenty of space for a growing family. The location is good for the R, D & E, schools, shops, transport links and amenities. Outside there are large gardens perfect for children's play areas and enjoying outside dining. NO CHAIN. The accommodation comprises:- Entrance hallway, lounge, dining room, kitchen, conservatory, separate WC, shower room, first floor landing and 4 bedrooms.



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

Door to side, under stairs cupboard, wall mounted radiator.

Downstairs WC

Obscured side aspect window, high flush toilet.

Downstairs Shower Room

Double glazed obscured front aspect window, shower cubicle with electric shower, wash hand basin.

Living Room

15' 2" into recess x 15' 1" max (4.62m into recess x 4.60m max)

Double glazed front aspect window, fireplace, wall mounted radiator.

Dining Room

9' 4" x 11' 6" (2.84m x 3.51m)

Double glazed rear aspect window, plumbing for dish washer and washing machine, boiler, wall mounted radiator.

Kitchen

11' 10" x 8' 9" (3.61m x 2.67m)

Door and window to rear, wall and base units, work surfaces, 1 1/2 bowl ink unit, gas and electric cooker point, tiling.

Conservatory

8' 1" x 8' 4" (2.46m x 2.54m)

Double glazed door to side, side and rear aspect windows.

Landing

Side aspect window, pull down ladder for access to loft with boarding.

Bedroom 1

15' x 10' 9" into recess (4.57m x 3.28m into recess)

Double glazed front aspect window, wall mounted radiator.

Bedroom 2

9' 4" x 10' 5" (2.84m x 3.17m)

Double glazed rear aspect window.

Bedroom 3

9' 8" x 11' 2" (2.95m x 3.40m)

Double glazed obscured front aspect window, sash window to side.

Bedroom 4

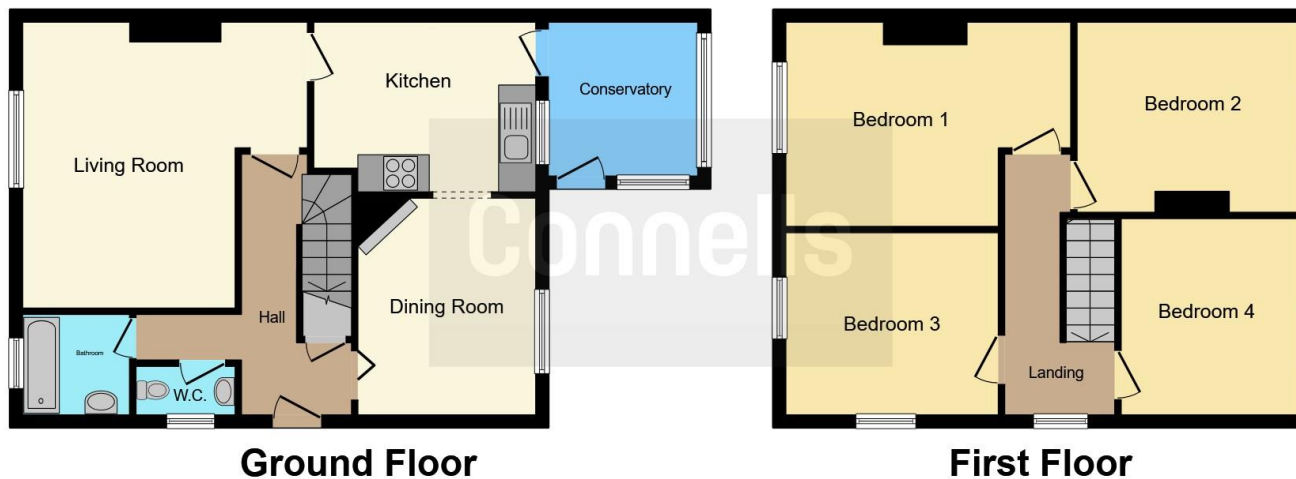
11' 9" x 10' 1" max (3.58m x 3.07m max)

Double glazed rear aspect window, wall mounted radiator.

Outside

Lawn and pond to front. Rear garden with tap, patio areas, lawn, side access to front, all enclosed by fencing.





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

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EPC Rating: D Council Tax
 Band: C

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Tenure: Freehold



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