



Connells

Beaufort Road
Exeter



Property Description

*This well-presented residence comes with a **PRIVATE** front entrance, inside entrance hall way with two **DOUBLE** bedrooms, with a large living room with feature fireplace, with a good sized kitchen/dining room with a family bathroom. to the rear of the property there is a **PRIVATE ENCLOSED** rear garden with side access.*

*Located in St Thomas, this property offers a wealth of benefits which is perfect for both a **FIRST TIME BUYER** but also to **INVESTORS**, with a great location to local schools but also to popular local shops like **MARKS & SPENCERS & BOOTS**. Also being walking distance to **RIVERSIDE LEISURE CENTRE** and only a short distance from popular Exeter locations such as **QUAYSIDE & EXETER CITY CENTRE**.*

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

The term of the lease is 99 years from 4 June 1982, which means there are currently 43 years remaining. This may impact on mortgage lending requirements, Interested parties should make further enquiries.

The vendor has advised that the Freehold can be purchased for £16,000.

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

Entrance Hall

Double glazed obscured door to front.

Living Room

14' 5" x 10' 10" into recess (4.39m x 3.30m into recess)

Double glazed rear aspect internal window, fireplace, dado rail, wall mounted radiator.

Kitchen

9' 7" max x 6' 5" max (2.92m max x 1.96m max)

Irregular shaped kitchen with wall and base units, work surfaces, stainless steel sink unit, plumbing for washing machine, boiler, gas cooker point with extractor over, wall mounted radiator.

Dining Area

10' 9" x 7' 7" (3.28m x 2.31m)

Double glazed rear aspect window, tiled floor, double glazed door to rear, wall mounted radiator.

Bedroom 1

12' into recess x 10' 5" (3.66m into recess x 3.17m)

Double glazed front aspect window, picture rail, wall mounted radiator.

Bedroom 2

11' 1" max x 7' (3.38m max x 2.13m)

Double glazed front aspect window, picture rail, wall mounted radiator.

Shower Room

Shower cubicle with mains shower, low level toilet, wash hand basin with cupboard below, tiling, tiled floor, extractor fan, wall mounted radiator.

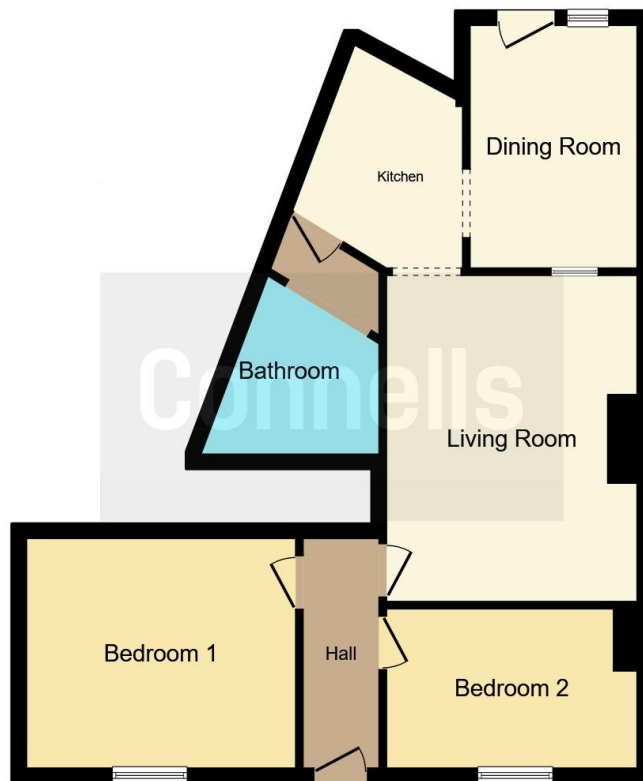
Rear Garden

Paved area enclosed by fencing and walls. Gate to side access.









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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8-9 South Street
 EXETER EX1 1DZ

EPC Rating: D

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR316869

This is a Leasehold property with details as follows; Term of Lease 99 years from 04 Jun 1982. 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.

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