



Pinncourt Lane, Exeter

Connells

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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 Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

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

Entrance Porch

Obscured door to front, storage cupboard.

Entrance Hall

Double glazed door to rear, under stairs cupboard.

Downstairs WC

Low level toilet, wash hand basin, tiling, tiled floor.

Living Room

17' 2" into recess x 10' 10" (5.23m into recess x 3.30m)

Double glazed sealed unit to either side, double glazed rear aspect sliding doors, fireplace wall mounted radiator.

Kitchen/Diner

28' 9" x 11' 1" (8.76m x 3.38m)

Double glazed rear aspect sliding doors, double glazed side aspect window, two double glazed front aspect windows, wall mounted radiator. Door to side, base units, electric cooker point, extractor over, plumbing for dish washer, 1 ½ bowl sink unit, door to side, walk-in larder.

Utility Room

4' x 5' 7" to rear of cupboard (1.22m x 1.70m to rear of cupboard)



Plumbing for washing machine, sink unit, work surfaces, storage cupboard.

Study

7' 3" x 6' 6" (2.21m x 1.98m)

Front aspect windows, side aspect window.

Reception 2

28' 9" x 11' 1" (8.76m x 3.38m)

Rear aspect window, two side aspect windows, front aspect window, two wall mounted radiators.

Dining Room

17' 2" x 10' 10" (5.23m x 3.30m)

Double glazed rear aspect skylight window, rear aspect sealed unit, side aspect window, wall mounted radiator.

First Floor Landing

Double glazed side aspect window, side aspect window, loft access, airing cupboard, storage cupboard.

Separate WC

Obscured front aspect window.

Bedroom 1

18' 1" max x 11' 8" (5.51m max x 3.56m)

Front and side aspect window, wash hand basin, pull down ladder for loft access, wall mounted radiator.

Bedroom 2

14' 9" x 11' 1" max (4.50m x 3.38m max)

Rear and side aspect window, wash hand basin, built-in wardrobe with cupboards under, wall mounted radiator.

Bedroom 3

10' 9" x 10' 10" (3.28m x 3.30m)

Double glazed rear aspect window, storage cupboard, wall mounted radiator.

Bedroom 4

11' 7" x 10' 10" (3.53m x 3.30m)

Double glazed rear aspect window, storage unit, wall mounted radiator.

Bedroom 5

6' 5" x 5' 7" (1.96m x 1.70m)

Double glazed rear aspect window.

Bedroom 6

10' 10" x 6' 3" (3.30m x 1.91m)

Built-in cupboard, wall mounted radiator.

En Suite

Side aspect obscured window, electric shower, low level toilet, tiling.

Bedroom 7

25' 6" x 11' 1" (7.77m x 3.38m)

Double glazed sliding doors to rear, double glazed front and side aspect window, built-in storage, balcony with wrought iron railings, access to loft, wash hand basin, two wall mounted radiators.

Bathroom

Side aspect obscured window, bath with shower attachment, wash hand basin, tiling, spotlights, heated towel rail.

Outside

Mature South facing garden, with apple trees, outside tap, parking for 3 cars, patio area, lawned garden, flowers.

Workshop



17' 9" x 11' 1" (5.41m x 3.38m)
Two storey with stable door to front.

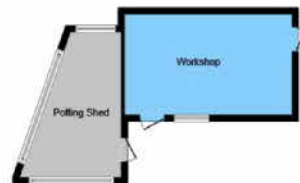


Ground Floor



First Floor

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Outbuilding

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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A spacious 7 bedroom DETACHED CHARACTER HOME WITH DEVELOPMENT OPPORTUNITY located in Pinhoe, offering immense scope for improvement, In addition to the residence the site benefits from Permission in Principle for the erection of up to 2 new dwellings on land to the side of the property.

EPC Rating: D
Council Tax Band: G
Tenure: Freehold

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To view this property please contact us on

01392 221 331

or email exeter@connells.co.uk

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