



Connells

Knightley Road
Exeter



Property Description

A 3 bedroom EXTENDED DETACHED HOUSE located in the sought after location of ST LEONARDS close to locals schools, amenities and access to the City Centre. The home is ready to move into and has been extended at the rear to give extra living space and it is a great family home, set on a large plot with beautiful gardens that have been landscaped and laid to lawn and all enclosed, ideal for children to enjoy and also outside dining in the evenings also with driveway parking for a approximately 4 cars leading to a GARAGE. The accommodation comprises: Entrance hallway, lounge, dining room, kitchen, first floor landing, 3 bedrooms and bathroom/WC.

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

Double glazed obscured front aspect door, under stairs storage, wall mounted radiator.

Living Room

10' 3" x 10' 10" (3.12m x 3.30m)

Double glazed front aspect window, fireplace with gas fire, wall mounted radiator. Sliding doors to...

Dining Room

15' 9" x 9' 1" (4.80m x 2.77m)

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

Kitchen

15' 10" x 8' 2" (4.83m x 2.49m)

Double glazed obscured side aspect door, double

glazed rear aspect window, wall and base units, work surfaces, double sink unit, plumbing for washing machine, space for fridge freezer, electric cooker point, boiler, tiling, tiled floor, under stairs storage, wall mounted radiator.

Landing

Double glazed side aspect window.

Bedroom 1

13' 3" x 10' 2" (4.04m x 3.10m)

Double glazed front aspect window, built-in wardrobes, wall mounted radiator

Bedroom 2

10' 9" max x 10' 1" (3.28m max x 3.07m)

Double glazed rear aspect window, airing cupboard with shelving, wall mounted radiator.

Bedroom 3

10' x 7' 2" (3.05m x 2.18m)

Double glazed front aspect window, wall mounted radiator.

Bathroom

Double glazed obscured side aspect window, bath with electric shower over, wash hand basin, tiling, heated towel rail.

Separate WC

Double glazed obscured side aspect window, low level toilet, wash hand basin, tiling.

Rear Garden

A mature garden with lawn and patio, vegetable plot, greenhouse, outside tap, apple trees, further trees, shrubs and flowers, all enclosed by fencing.

Parking

Driveway parking for approximately 4 cars.

Garage

16' 7" x 8' 4" (5.05m x 2.54m)

Up and over door, power and light.

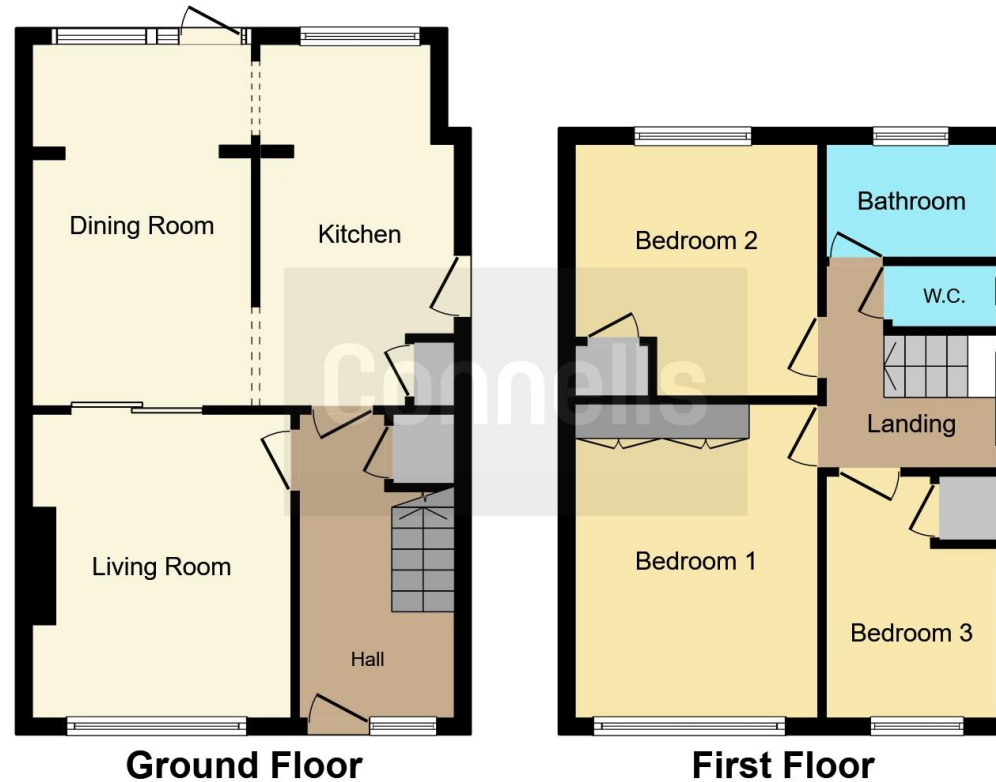
Agents Note

Annual ground rent of £10 is paid on 1 January.









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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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/EXR317060



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