



Connells

Portland Street
Exeter



Property Description

A 4 bedroom TERRACED HOUSE close to Exeter City Centre, university, supermarkets and schools, set over 3 levels this home has so much space and is a great opportunity for a buyer to make their own mark on and also benefits from some original features with sash windows and feature fireplaces, which add to the character of the home, it does require updating and modernisation. The property is ideal for a first time buyer or investor. Outside there is a rear garden and in a residents parking zone. NO CHAIN. The accommodation comprises:- Entrance porch, entrance hallway, lounge/diner, kitchen, bathroom/WC, first floor landing, 2 bedrooms, separate WC, second floor landing and 2 further 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.

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.

Entrance Porch

Double glazed front aspect door. Door to...

Entrance Hall

Under stairs storage, wall mounted radiator.

Living/ Dining Room

24' 1" x 12' 2" (7.34m x 3.71m)

Front aspect sash window double glazed rear

aspect sash window, , fireplace with gas fire, wall mounted radiator.

Kitchen

14' 3" max x 8' 3" max (4.34m max x 2.51m max)

Two side aspect windows, double glazed side aspect door, base units, work surfaces, gas cooker point, plumbing for washing machine, stainless steel sink unit, boiler, space for fridge freezer, wall mounted radiator.

Bathroom

Obscured rear aspect window, bath, low level toilet, wash hand basin, tiling, wall mounted radiator.

First Floor Landing

Wall mounted radiator.

Bedroom 1

15' 6" into recess x 11' 8" (4.72m into recess x 3.56m)

Two front aspect sash windows, fireplace, shelving, wall mounted radiator.

Bedroom 2

11' 8" x 9' 8" into recess (3.56m x 2.95m into recess)

Rear aspect sash window, fireplace, built-in cupboards and wardrobe, shelving, wall mounted radiator.

Separate WC

Rear aspect window, low level toilet, airing cupboard, wall mounted radiator.

Second Floor Landing

Rear aspect window, loft access.

Bedroom 3

12' 4" max into window recess x 8' 6" (3.76m max into window recess x 2.59m)

Rear aspect sash window, fireplace, wall mounted radiator.

Bedroom 4

11' 6" x 14' 4" into recess (3.51m x 4.37m into recess)

Front aspect sash window, fireplace, wall mounted radiator.

Rear Garden

Uncultivated area, shed.





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
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EPC Rating: E Council Tax
 Band: C

view this property online connells.co.uk/Property/EXR316971



Tenure: Freehold



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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