

Connells

Portland Street Exeter

# Portland Street Exeter EX1 2EG









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"  $\times$  9' 8" into recess ( 3.56m  $\times$  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 (  $3.51m \times 4.37m$  into recess )

Front aspect sash window, fireplace, wall mounted radiator.

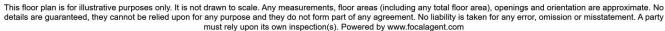
# Rear Garden

Uncultivated area, shed.









To view this property please contact Connells on

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8-9 South Street EXETER EX1 1DZ

EPC Rating: E Council Tax Band: C

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





Tenure: Freehold





<sup>1.</sup> 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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