



Buller Road
Exeter EX4 1BZ

for sale guide price
£160,000



Property Description

A large 2 bedroom TERRACED HOME located in ST THOMAS close to local shops, schools, train station and access to the Quay and the City. 2 Reception rooms and a further lean to area giving extra space downstairs. The property does require modernisation and would require a bathroom to be fitted, the home has had work started but will need to be completed. Outside there is a lawned rear garden all enclosed perfect for enjoying summer evenings. The accommodation comprises:- Entrance porch, entrance hallway, lounge, dining room, lean to, kitchen, first floor landing, 2 bedrooms and room previously used as bathroom (not fitted). NO CHAIN!

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 Porch

Front aspect door. Door to entrance hall.

Living Room

10' 7" into recess x 10' 3" (3.23m into recess x 3.12m)

Double glazed front aspect sash window, feature fireplace, wooden floor, wall mounted radiator. Square arch to...

Dining Room

10' 5" x 11' 6" into recess (3.17m x 3.51m into recess)

Rear aspect door, wooden floor, wall mounted radiator. Door to...

Lean To

10' 4" x 5' 4" (3.15m x 1.63m)

Rear aspect window.

Kitchen

12' 6" x 7' 8" (3.81m x 2.34m)

Rear aspect double doors, base units, tiled work surfaces, gas cooker point, under stairs storage, breakfast bar, plumbing for washing machine, sink unit, wall mounted radiator.

Room (previously Bathroom)

(Bathroom not fitted). Double glazed obscured rear aspect sash window.

Bedroom 1

12' 8" x 14' 2" into recess (3.86m x 4.32m into recess)

Two double glazed front aspect sash windows, wooden floor. Access to loft with two double glazed rear aspect skylight windows.

Bedroom 2

10' 6" x 8' 5" into recess (3.20m x 2.57m into recess)

Double glazed rear aspect sash window, wooden floor, wall mounted radiator.

Rear Garden

Lawned garden area, enclosed by walls.

Agents Notes:

- * The property is in need of renovation.
- * The vendor has advised us that there is bamboo in the rear garden.
- * Currently the heating is not working.
- * There is currently no bathroom in the property.





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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T 01392 221 331
E exeter@connells.co.uk

8-9 South Street
 EXETER EX1 1DZ

EPC Rating: D Council Tax
 Band: B

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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.

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