



Connells

The Laurels
Sidmouth



Property Description

A 3 bedroom (1 en-suite) FIRST FLOOR APARTMENT built in the 1990'S located in SIDMOUTH close to local beaches, town with local shops, cafes, amenities, walks and festivals, the building is set in a parkland setting. The home is ready to move into and offered with NO CHAIN. Outside there are large beautiful lawned communal gardens, bin store, GARAGE and visitors parking area. The accommodation comprises:- Communal entrance hallway, entrance hallway, lounge/diner, kitchen, 3 bedrooms, en-suite 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.

Agents Notes

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

Communal Entrance Hall

Stairs to first floor.

Entrance Hallway

Security entry phone system, electric heater.

Living/ Dining Room

Double glazed front and side aspect window, double glazed sliding doors to balcony, feature fireplace, electric heater.

Kitchen

Double glazed side aspect window, wall and base units, work surfaces, built-in electric oven, built-in electric hob with extractor over, tiling, sink unit, wine rack, built-in fridge freezer and washer/dryer, fold-down table.

Bedroom 1

Double glazed front aspect window, electric heater, built-in wardrobes, bedside tables, drawers and cupboards.

En-Suite

Shower cubicle with electric shower, low level toilet, wash hand basin, tiling, extractor fan, heated towel rail.

Bedroom 2

Double glazed side aspect window, built-in wardrobes, electric heater.

Bedroom 3

Double glazed rear aspect window, electric heater, built-in wardrobe.

Bathroom

Bath, low level toilet, wash hand basin, tiling, extractor fan.

Outside

Communal lawned gardens, trees and shrubs. Garage in a block.





Total floor area 73.3 m² (789 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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8-9 South Street
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EPC Rating: C

Council Tax
 Band: E

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR317331

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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