



Tanglewood Belle Vue Road Exeter EX4 5BP



Property Description

A 2 bedroom DETACHED BUNGALOW set in a beautiful location with amazing countryside views from the property, the property is in need of renovation but has so much potential. Outside is a large rear garden and the seller has informed us it is approximately 0.38 of an acre, as well as a sizeable front garden and parking for approximately 5 cars. The property is also offered with no chain. The accommodation comprises:- Entrance hallway, lounge, kitchen, 2 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

Obscured door to rear. Loft access with pull down ladder.

Living Room

14' 6" x 10' 1" to chimney breast (4.42m x 3.07m to chimney breast)

Rear aspect window with open views, night

storage heater.

Kitchen

8' 10" x 11' 6" (2.69m x 3.51m)

Front aspect window, door and window to side, tiling, stainless steel sink unit, wall and base units, work surfaces, plumbing for washing machine, electric hob with filter fan over.

Bedroom 1

10' 3" x 11' (3.12m x 3.35m)

Rear aspect window with countryside views, built-in wardrobes and dressing table, night storage heater.

Bedroom 2

11' 1" x 10' 2" (3.38m x 3.10m)

Front aspect window, night storage heater.

Bathroom

Obscured front aspect window, bath with shower attachment, low level toilet, wash hand basin, tiling, tiled floor.

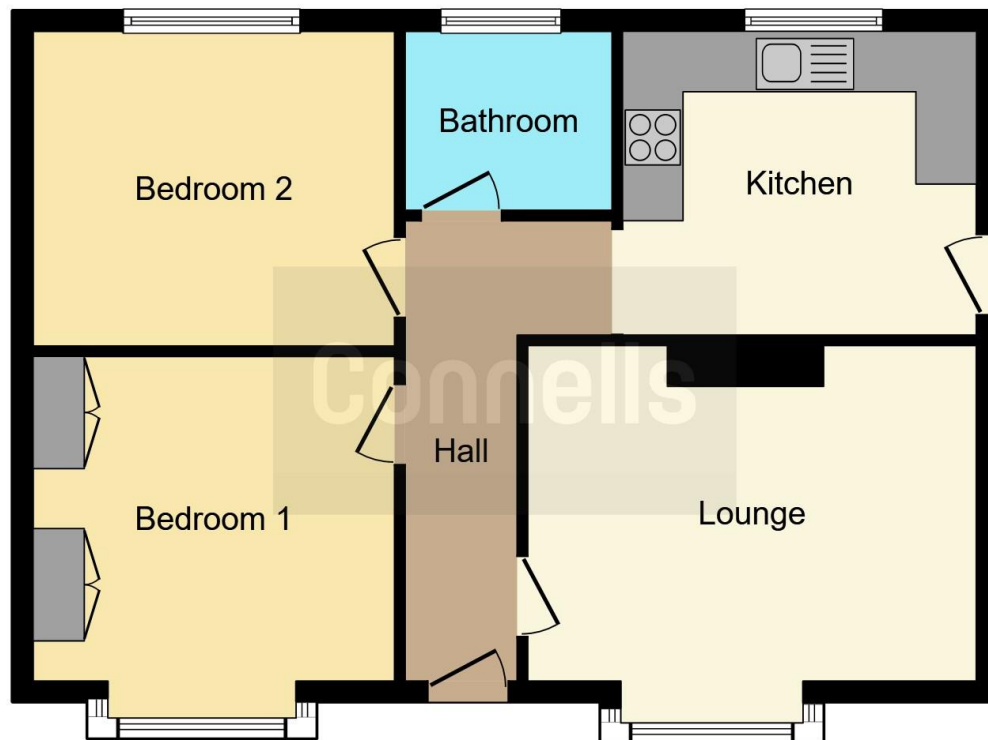
Rear Garden

The seller advises that the garden is approximately 0.38 acre. Two sheds, trees, shrubs, sizable fruit cage, open views.

Agents Notes:

1. The road that leads down to the property is a private road.
2. The vendor has informed us that the electrics are not working properly
3. Current properties in the area have been extended and renovated
4. Waste from the property is served by septic tank. Contact the branch for more details.





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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EPC Rating: E Council Tax
 Band: C

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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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