



Connells

Marsh Road
Newton Abbot



Property Description

Situated in the charming town of Newton Abbot, this property benefits from being a stones throw away from the bustling town centre whilst backing on to the River Lemon.

The property offers off-street parking with a garage, a large living/dining room, kitchen and bathroom on the ground floor with three good size rooms on the first floor.

The property would benefit from a little TLC to bring it back to life.

The location offers easy access to local amenities, schools, and public transport, making it an idea/ setting for families, professionals or investors.

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 £300 inc VAT towards the preparation cost of the pack.

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.

Front Of The Property

Off street parking for one vehicle in front of the garage.

Entrance Porch

uPVC door leads into the porch area with two obscure double glazed windows on both sides. Further door leads into..

Lounge / Dining Room

19' 9" max x 15' 1" max (6.02m max x 4.60m max)

Two double glazed window to the front of the property, feature fireplace with mantle, space for large dining table and and two wall mounted radiators. Door leading to the..

Inner Hallway

Understairs storage cupboard, door to the kitchen.

Kitchen

10' 7" max x 9' 7" max (3.23m max x 2.92m max)

Double glazed patio doors looking on to the River Lemon, wall and base units, one bowl stainless steel sink, electric hob with extractor over, eye level double grill/oven, space for fridge freezer, space for washing machine, space for dishwasher or tumble dryer, part tiled.

Bathroom

Obscure double glazed window, bath with shower over, part tiled, WC and wash hand basin.

Bedroom One

14' 9" max x 9' 7" max (4.50m max x 2.92m max)

Double glazed window to the front of the property and a wall mounted radiator.

Bedroom Two

12' max x 10' 1" max (3.66m max x 3.07m max)

Double glazed window to the front of the property, built in wardrobe and a wall mounted radiator.

Bedroom Three

9' 6" max x 10' 7" max (2.90m max x 3.23m max)

Double glazed window to the front of the property and a wall mounted radiator. Loft access.

Garage

13' 1" max x 8' 2" max (3.99m max x 2.49m max)

Single garage with up and over door.

Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask 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

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/NAB312202

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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