



Connells

Tarrs Avenue
Kingsteignton Newton Abbot



Property Description

Offering potential to improve, this three bedroom bungalow situated in a highly sought after location of Tarrs Avenue, Kingsteignton, is an ideal property for those seeking a new project.

The property boasts a front and rear garden, driveway parking for multiple vehicles, single garage, three bedrooms, kitchen, large lounge and a utility area.

The location offers easy access to amenities, including shops, schools, pubs, and leisure facilities. Commuting is convenient with the nearby A380 and Newton Abbot train station.

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

Driveway parking for multiple vehicles, garage, lawn with trees and shrubs, steps leading up to the front door.

Entrance Porch

Entrance Hallway

Doors to all principle rooms, storage cupboard and a wall mounted radiator.

Lounge

16' 5" max x 11' 9" max (5.00m max x 3.58m max)

Double glazed window to the front of the property, feature fireplace, built in storage shelves, and a wall mounted radiator.

Kitchen

9' 5" max x 12' 3" max (2.87m max x 3.73m max)

Double glazed window to the side of the property, wall and base units, integrated eye level oven, gas hob with extractor over, one bowl sink, GCH boiler, part tiled and a wall mounted radiator.

Rear Porch/Utility

33' 7" max x 6' max (10.24m max x 1.83m max)

Double glazed windows to the rear, plumbing for washing machine, space for fridge freezer, two doors to the rear garden.

Bedroom One

10' 1" max x 11' 9" max (3.07m max x 3.58m max)

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

Bedroom Two

9' 8" max x 12' 3" max (2.95m max x 3.73m max)

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

Bedroom Three

8' 4" max x 8' 9" max (2.54m max x 2.67m max)

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

Bathroom

Separate WC and door leading into the main bathroom with obscure double glazed window, bath with mixer taps and shower over, corner sink vanity unit, part tiled.

Rear Of The Property

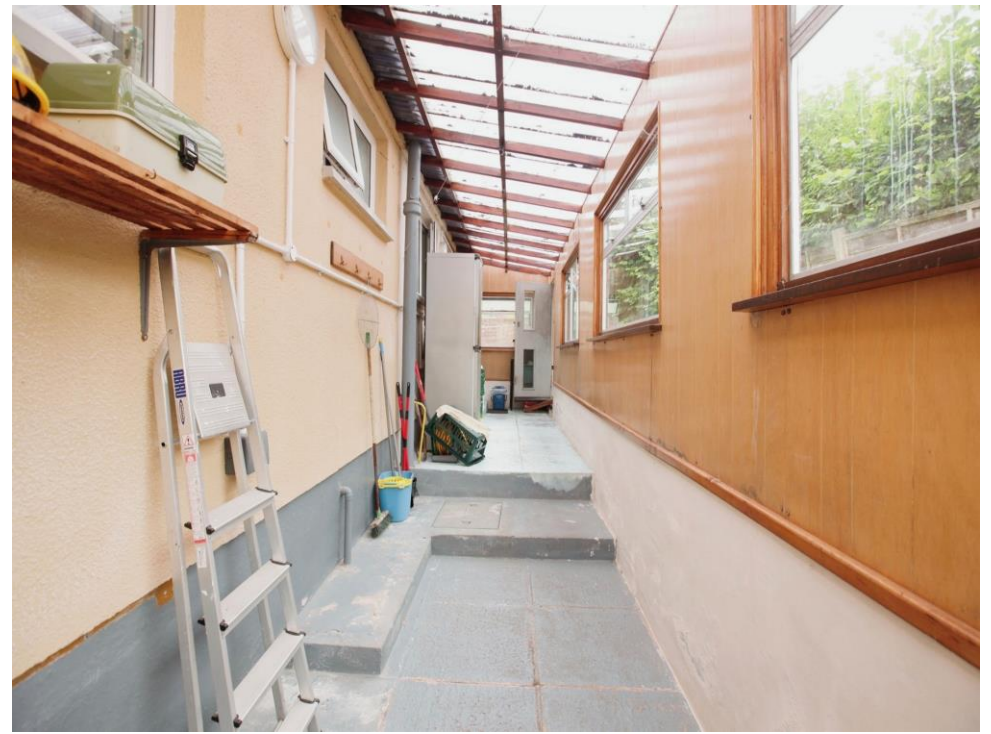
Enclosed rear garden with lawn, access to the garage and front of the property.

Garage

20' 3" max x 8' 2" max (6.17m max x 2.49m max)

Up and over door. Door to the rear providing access to the garden.









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: D

Tenure: Freehold

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