



Connells

Orleigh Cross
Newton Abbot



Property Description

This property is a spacious and well-presented semi detached house situated in a popular residential area of Newton Abbot. The house offers three bedrooms, two bathrooms, large living room, a modern kitchen/diner and a rear low maintenance rear garden. The property also benefits from gas central heating, double glazing and a garage.

The house is located in Orleigh Cross, a quiet and convenient location within walking distance to the town centre, local schools, shops and amenities. The property is also close to the A38 and the M5, providing easy access to Exeter and Plymouth.

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.

Front Of The Property

Wrought iron gate leads you down a path to the front of the property.

Hallway

Main entrance hallway with doors leading to all principle rooms, stairs leading to the first floor, storage cupboard and a wall mounted radiator.

Cloakroom

Small obscure double glazed window, WC, wash hand basin, storage cupboard and a wall mounted radiator.

Kitchen/Diner

10' max x 25' max (3.05m max x 7.62m max)

Double glazed window and patio doors leading to the rear of the property. Wall and base units, one and a half bowl stainless steel sink/drain, gas hob with extractor over, integrated grill/oven, integrated fridge/freezer, part tiled and a wall mounted radiator.

Lounge

Dual aspect double glazed windows to the front of the property and a wall mounted radiator.

First Floor

Bedroom One

10' 3" max x 11' 2" max (3.12m max x 3.40m max)

Double glazed window to the rear of the property, built in wardrobes, loft access, wall mounted radiator and door leading to the ensuite.

Ensuite

Obscure double glazed window to the front of the property, shower cubicle, WC and a wall mounted radiator.

Bedroom Two

8' 9" max x 9' 5" max (2.67m max x 2.87m max)

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

Bedroom Three

9' 3" max x 8' 9" max (2.82m max x 2.67m max)

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

Bathroom

Obscure double glazed window, bath with shower over, WC, wash hand basin and a wall mounted radiator.

Rear Of The Property

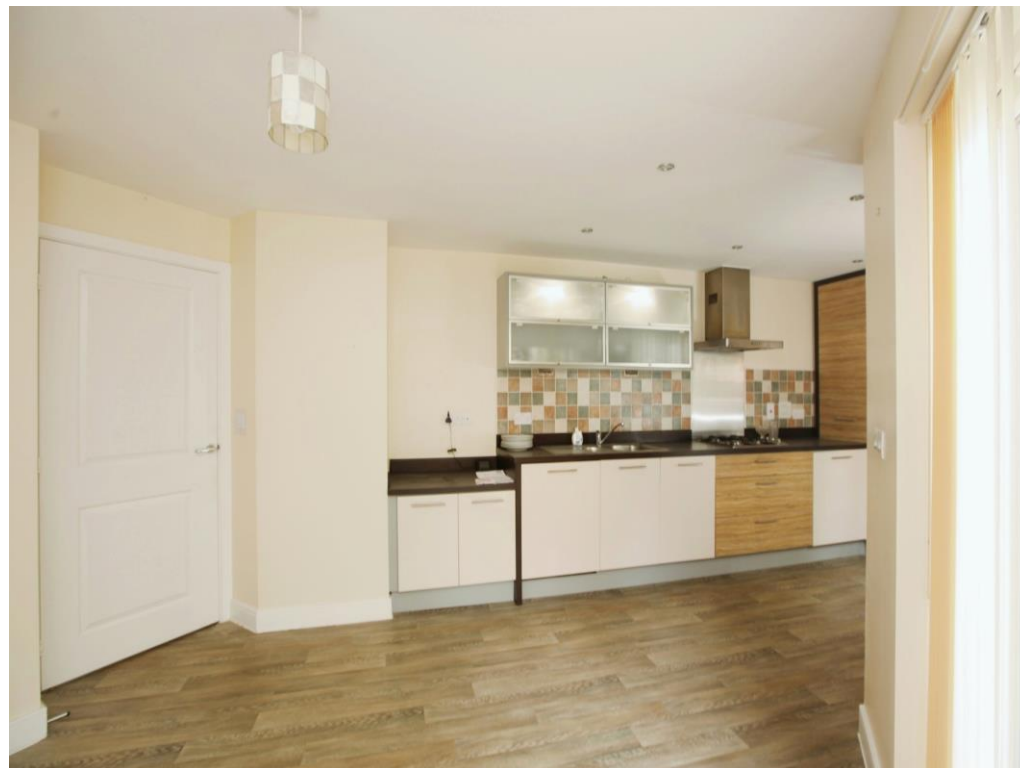
The rear garden is fully enclosed with paving slabs, a mature tree to the far corner, outside tap, outside light and gate access to the side of the property.

Garage

The Garage is located in a separate block to the rear of the property, on a Leasehold basis. There are 999 years from 01/01/2000 remaining.

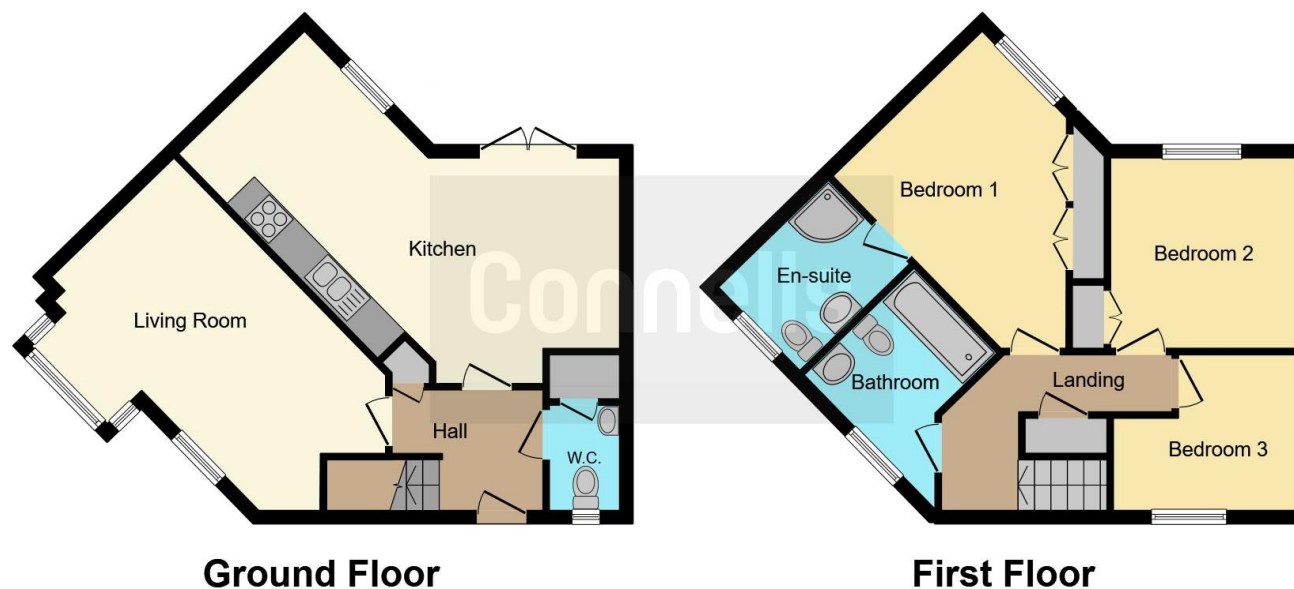
Agents Note

We have been made aware of a service charge relating to the property, please contact us for further information.









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: C

Tenure: Freehold

view this property online connells.co.uk/Property/NAB312509



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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