



Lower North Street

Exeter, EX4 3ET

Asking Price £90,000



Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.



Hallway 3'11" x 5'11" (1.20m x 1.82m)

From the communal hallway the entrance for this property is on your left, door to the lounge/ kitchen/ diner.

Lounge/ Kitchen/Diner 15'2" widest x 11'8" widest (4.63m widest x 3.56m widest)

Kitchen area, high and low level cupboards, roll top worksurfaces, space for an electric cooker, washing machine and fridge freezer, three windows to the front aspect, space for a small table and chairs.

Lounge area, built in storage cupboards, three windows to the front aspect, door to the bedroom.

Bedroom 10'4" x 7'5" (3.16m x 2.28m)

Large window to the rear aspect, sliding door to the bathroom.

Bathroom 10'3" x 4'4" (3.13m x 1.34m)

Good sized walk in shower, tiled floor, heated towel rail, hand basin, low level WC, alcove storage area, extractor.

Communal area

From the street the property is accessed by the communal front door, this leads you to the communal hallway in turn via the front door of the property you enter the property hallway.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional. Are you looking for what could potentially be an amazing investment or possibly your first steps on the property ladder....

This small but perfectly formed property offers everything you could possibly need.

Situated in the city centre with in easy walking distance of all the shops, restaurants and so very much more, close to the river and university it could potentially be perfectly situated.

The property briefly comprises of a lounge/ kitchen/ dining area, bedroom and bathroom located on the ground floor of a converted building with in the vicinity of Exeter's famous Iron bridge.

• For Sale by Modern Auction – T & C's apply

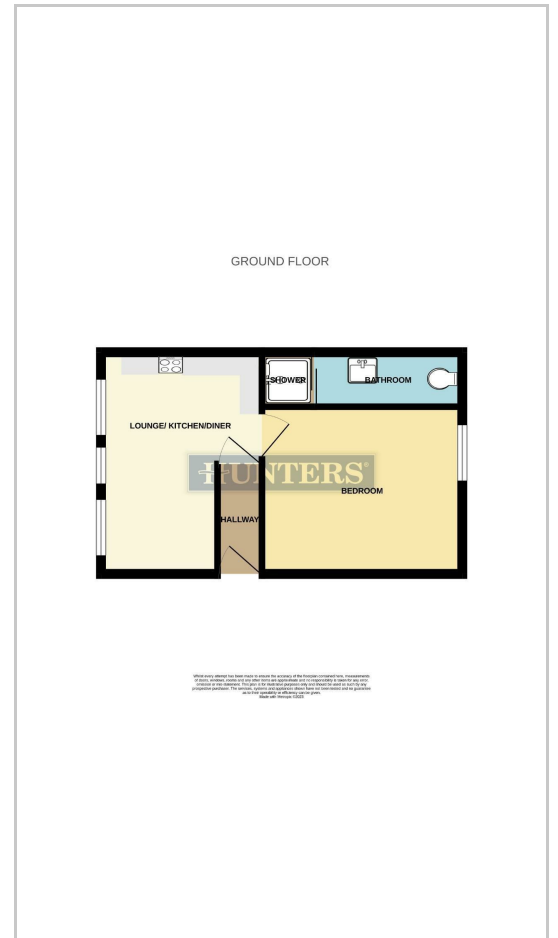
Grade II listed

- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- View, Bid & Buy
- Online Bidding Available
- Priced to Sell
- Fixed Timescales for Exchange and Completion

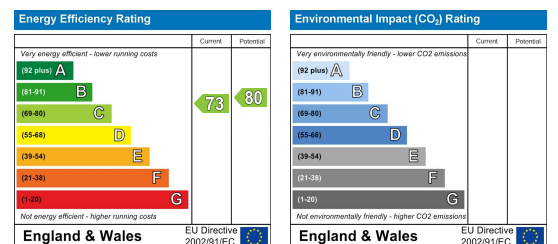
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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