

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Well Street

St James, EX4 6QQ

Guide Price £310,000



Council Tax: B



# 41 Well Street

St James, EX4 6QQ

Guide Price £310,000



## Entrance

Via door to entrance vestibule, wall is half paneled, further patterned door to:

## Entrance hallway

Feature tiled flooring, half paneled wall, radiator, feature coving, fire alarm control panel, understairs storage cupboard and stairs to first floor. Door to:

## Lounge

11'11" x 10'11" (3.64m x 3.33m)

Window to front, radiator and telephone point, feature coving and picture rail.

## Dining room

11'9" x 10'1" (3.59 x 3.08m)

Window to rear, laminate flooring, built in cupboard to the alcove and radiator. Door to:

## Kitchen

Matching eye level and base level units, roll top work surfaces and tiled splash back, door to the side leading to the rear courtyard, two windows to the side, space for cooker, space and plumbing to washing machine, space for tumble dryer, combi boiler, space for fridge freezer, radiator, sink unit with two drainers (one to each side).

## FIRST FLOOR (HALF LANDING)

## Bathroom

Bath with electric shower over, WC, sink unit with taps over. Two obscured windows to side.

## FIRST FLOOR

Radiator.

## Bedroom one

15'1" x 11'11" (4.62m x 3.65m)

Two windows to front, feature coving and picture rail built in storage to the alcove, radiator and sink unit.

## Bedroom Two

10'4" x 8'11" (3.15m x 2.72m)

Window to rear, cupboard built into alcove, sink unit and radiator.

## SECOND FLOOR (HALF LANDING)

Window to rear and eaves space storage.

## SECOND FLOOR LANDING

Loft access and doors to all rooms.

## Bedroom Three

10'3" x 8'11" (3.13m x 2.73m)

Window to rear and radiator (limited head room)

## Bedroom Four

15'1" x 7'3" (4.62m x 2.22m)

Velux window to front, eaves space storage, window to side, radiator (limited head room)

## Rear

To the rear of the house there is a decked area and step down to a fully enclosed courtyard. One outside tiled flooring and WC. Two further storage sheds (we have not been able to access)

## Garage

The garage can be accessed via the court yard garden or via the passage way to the rear of the property

## Auctioneers Comment

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

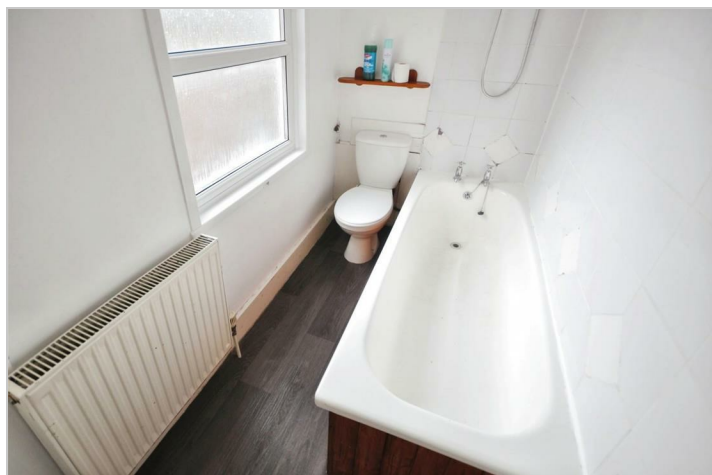
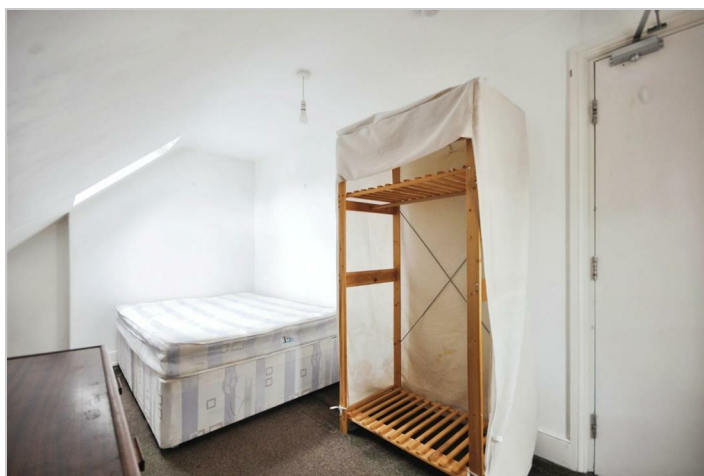
Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase

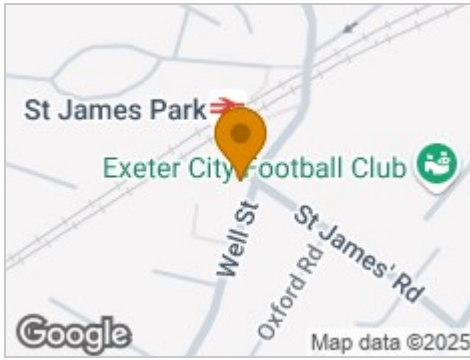
price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the

Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

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 £450. These services are optional.



## Road Map



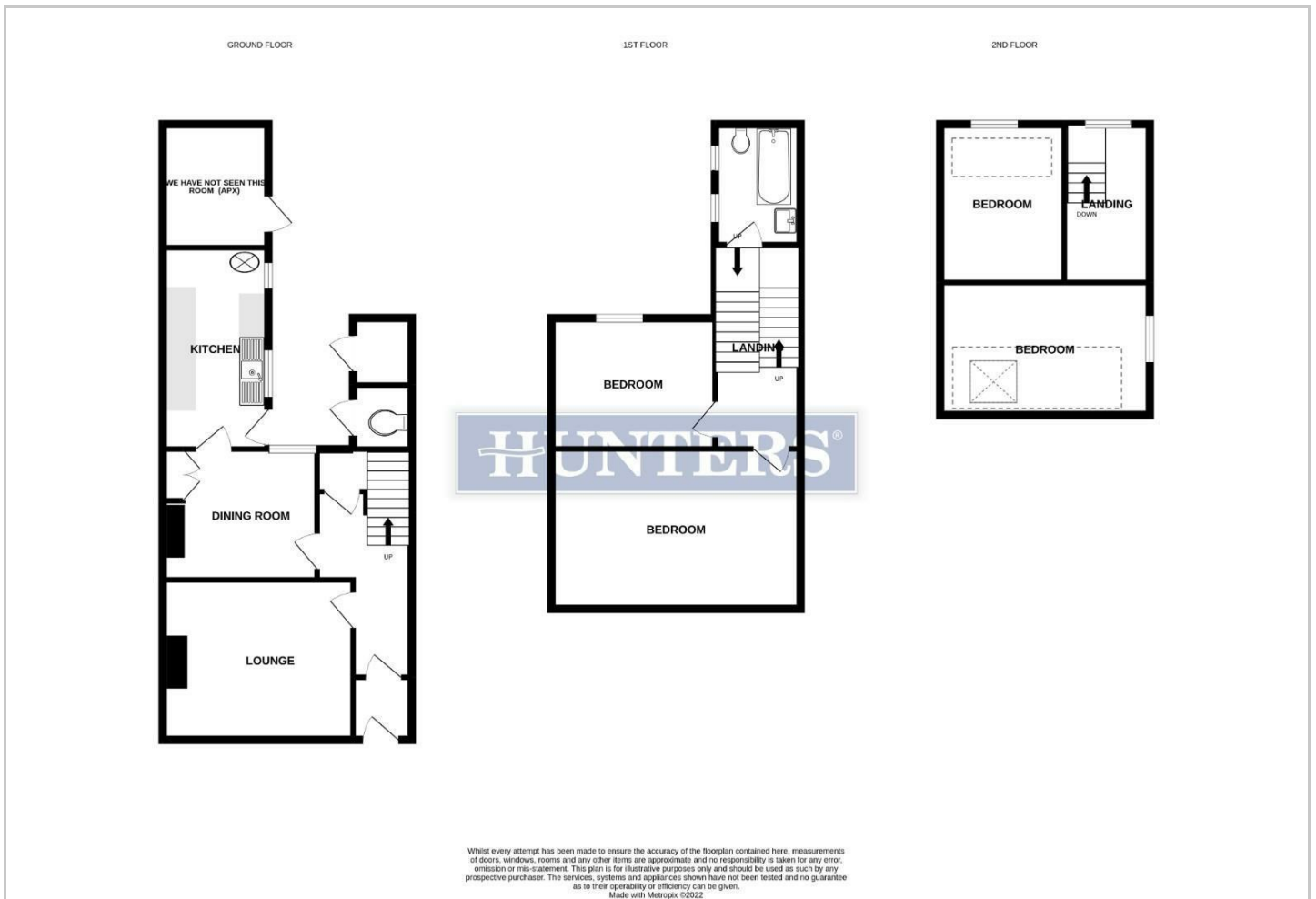
## Hybrid Map



## Terrain Map



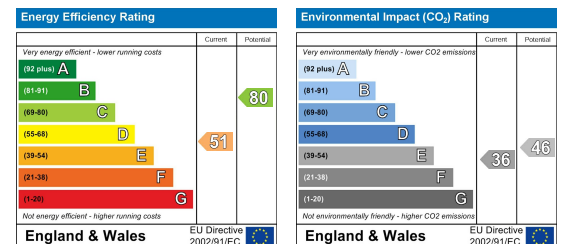
## Floor Plan



## Viewing

Please contact our Hunters Exeter Office on 01392 340130 if you wish to arrange a viewing appointment for this property or require further information.

## 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.