



**Connells**

Hill Crest  
Exminster Exeter

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Exminster Exeter EX6 8AN

for sale guide price  
**£240,000**



### Property Description

***A 3 bedroom END TERRACED HOUSE located in the popular village of EXMINSTER within 4 miles of Exeter City Centre and has local shops, schools, amenities and transport links. The home is situated on a large plot, it is in need of modernisation and upgrading and it will be an amazing family home for a buyer. Outside there is a large lawned rear garden and parking for approximately 3 cars on the front and a GARAGE. The accommodation comprises:- Entrance hallway, shower room/WC, lounge, kitchen/diner, first floor landing and 3 bedrooms. NO CHAIN!***



## 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.

## Agents Notes

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

There is an easement on the title, please enquire with the branch.

## Entrance Hall

Double glazed obscured side and rear aspect door, double glazed side aspect window, storage cupboard, night storage heater.

## Shower Room

Double glazed obscured side aspect window, double shower cubicle with electric shower, low level toilet, wash hand basin, tiling.

## Living Room

Double glazed rear aspect window, picture rail, fireplace, night storage heater.

## Kitchen/ Dining Room

Double glazed front aspect window, wall and base units, work surfaces, electric cooker point, plumbing for washing machine, stainless steel sink unit, tiling, storage cupboard.

## Landing

Double glazed side aspect window, loft access.

## Bedroom 1

Double glazed front aspect window, picture rail, electric heater.

## Bedroom 2

Double glazed rear aspect window, built-in storage cupboard, airing cupboard, picture rail, night storage heater.

## Bedroom 3

Double glazed front aspect window, picture rail, electric heater.

## Outside

Driveway parking for three cars. Rear garden with decking, patio and lawned area, tree, rear gate for neighbour to access the front.

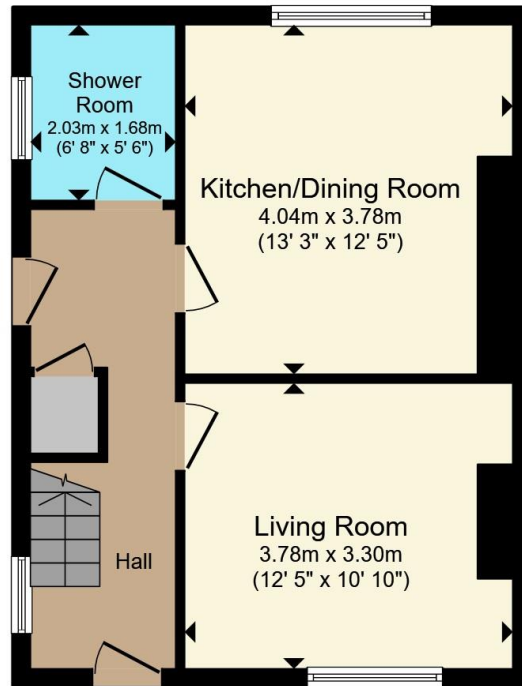
## Garage

Up and over door, rear aspect windows, double glazed obscured side aspect door, power and light.

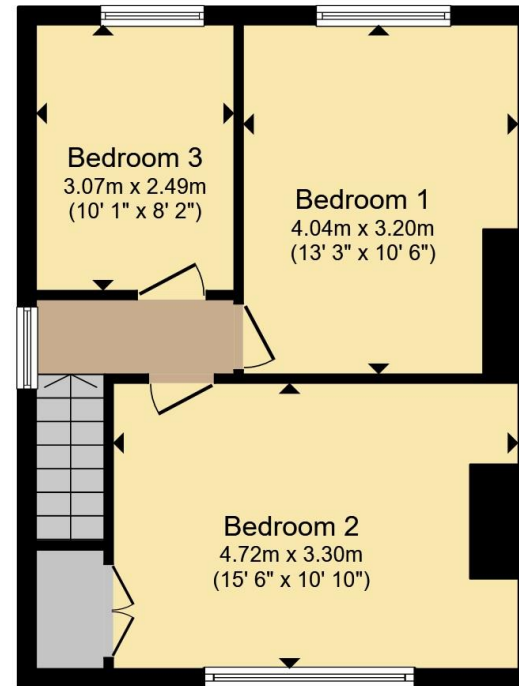








**Ground Floor**



**First Floor**

Total floor area 82.8 m<sup>2</sup> (891 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01392 221 331**  
**E [exeter@connells.co.uk](mailto:exeter@connells.co.uk)**

8-9 South Street  
EXETER EX1 1DZ

EPC Rating: Council Tax  
Awaited Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/EXR317448](http://connells.co.uk/Property/EXR317448)**



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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