



Connells

Carlton Road
Exeter

Carlton Road
Exeter EX2 5NR

for sale guide price
£235,000



Property Description

A fantastic opportunity for families and buyers looking to create their ideal home.

Situated in a popular residential area with excellent access links in and out of Exeter, this three-bedroom semi-detached family home offers spacious accommodation and enormous potential for improvement.

The property is in need of modernisation throughout, making it an ideal purchase for those looking to put their own stamp on a home. The accommodation provides well-proportioned living space with three bedrooms and flexible family living areas. Externally, the property benefits from a driveway leading to a garage, providing ample off-road parking and storage. To the rear is a generous garden, offering plenty of space for children to play, outdoor entertaining and further landscaping opportunities. A particular feature of the property is the useful under-house room located at the rear, ideal for storage, a workshop, hobby room or potential further use subject to any necessary consents.

Conveniently positioned close to Woodwater Academy, local shops and everyday amenities, the home also enjoys excellent transport links, making it well placed for commuting and accessing Exeter city centre and surrounding areas. Offering huge scope for modernisation and improvement, this is an exciting opportunity to create a wonderful family home in a sought-after and established location.

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.

Entrance Porch

Double glazed sliding doors . Obscured door to...

Entrance Hall

Electric wall heater, under stairs storage.

Living/ Dining Room

Double glazed front aspect window, double glazed sliding patio doors to rear, fireplace with gas fire, serving hatch.

Kitchen

Double glazed rear aspect window, double glazed obscured door to rear, wall and base units, work surfaces, gas and electric cooker point with extractor over, tiling, sink unit, plumbing for washing machine, space for fridge freezer, space for further appliance.

Landing

Double glazed sealed unit to side, loft access.

Bedroom 1

Double glazed front aspect window, storage cupboard.

Bedroom 2

Double glazed rear aspect window with open views.

Bedroom 3

Double glazed front aspect window, built-in wardrobe.

Bathroom

Double glazed obscured rear aspect window, bath, shower cubicle with mains shower, low level toilet, wash hand basin, tiling, electric wall heater.

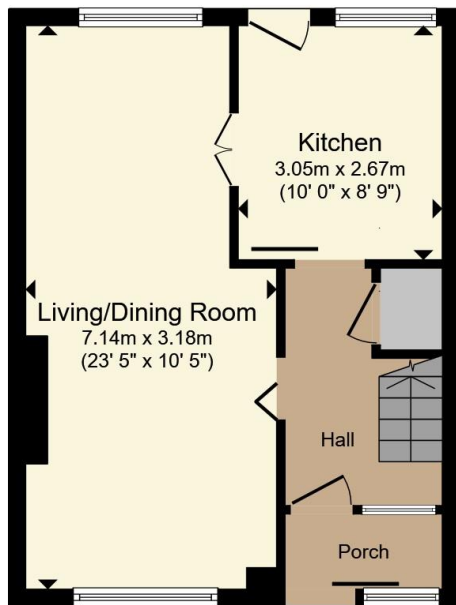
Outside

Balcony to front with wrought iron railings. Rear garden with areas of patio, apple tree, shed, side access to front, outside tap. Door to storage area with plumbing for washing machine, sink unit with cupboards below, boiler.

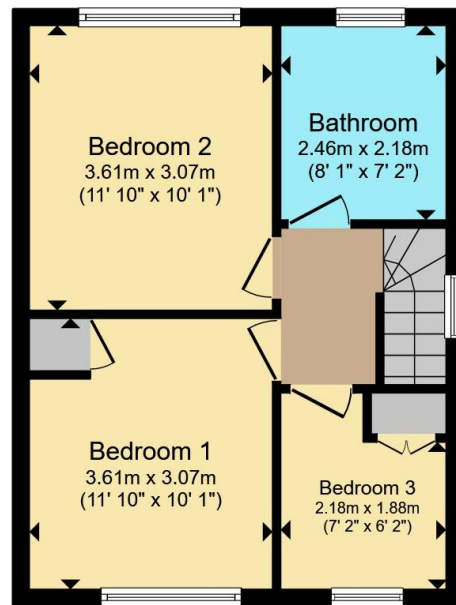
Garage

Driveway to Garage with up and over door.

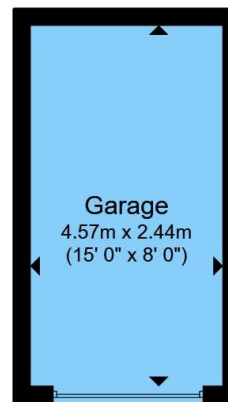




Ground Floor



First Floor



Garage

Total floor area 86.3 m² (929 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

Connells



To view this property please contact Connells on

T 01392 221 331
E exeter@connells.co.uk

8-9 South Street
 EXETER EX1 1DZ

EPC Rating: Council Tax
 Awaited Band: D

view this property online connells.co.uk/Property/EXR318262

Tenure: Freehold



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EXR318262 - 0002