



Connells

Vernon Crescent
Exeter



Property Description

Offered for sale on a 40% shared ownership basis at £120,000, this generously proportioned four bedroom home enjoys a practical and flexible layout arranged over three floors.

The ground floor features a modern kitchen/dining room positioned at the front of the property, creating an ideal space for everyday family living and entertaining. To the rear, the spacious living room overlooks and provides access to the enclosed garden, while a convenient cloakroom/WC is located off the entrance hall.

On the first floor, there are two well-sized bedrooms, a family bathroom, and a separate study, offering an excellent space for home working, hobbies, or additional storage. Stairs rise to the second floor where two further bedrooms provide comfortable and versatile accommodation.

Outside, the rear garden benefits from a generous patio area perfect for outdoor dining, alongside a lawned section ideal for families and gardening enthusiasts.

This attractive home presents an excellent opportunity for buyers seeking spacious accommodation through a shared ownership scheme.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Remaining Lease: 112 years

This property is currently under shared ownership in conjunction with LiveWest who have criteria for any purchase, the advertised price is for the sellers 40% share.

£450.01 per month is paid to the Housing Association as rent for the retained share with a buildings insurance payment of £16.31 per month. Total monthly payment excluding rent £16.31. Please contact LiveWest for guidance on purchase requirements.

There are restrictions regarding sub-letting and holiday home use. Please enquire with the Branch.

Entrance Hall

Wall mounted radiator.

Downstairs WC

Under stairs cloakroom with low level toilet, wash hand basin, wall mounted radiator.

Living Room

Double glazed rear aspect window and door to garden, wall mounted radiator.

Kitchen/ Diner

Double glazed front aspect window, wall and base units, work surfaces, sink unit, boiler, oven and gas hob, space for dish washer, washing machine and fridge freezer.

First Floor Bedroom 2

Double glazed rear aspect window, wall mounted radiator.

Bedroom 4

Double glazed front aspect window, wall mounted radiator.

Study/ Store

A useful office or storage area. Wall mounted radiator.

Bathroom

Double glazed rear aspect window, bath with electric shower over, low level toilet, wash hand basin, wall mounted radiator.

Second Floor Landing

Storage cupboard.

Bedroom 1

Double glazed front aspect window, wall mounted radiator.

Bedroom 3

Double glazed rear aspect window, wall mounted radiator.

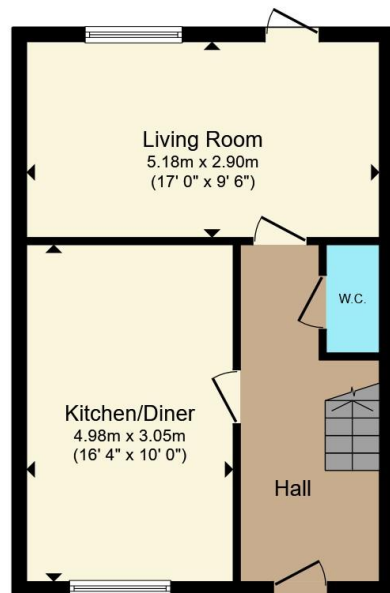
Rear Garden

Large lawn and patio area, enclosed by fencing.

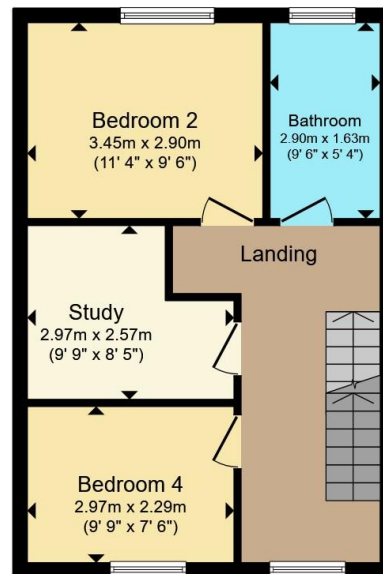




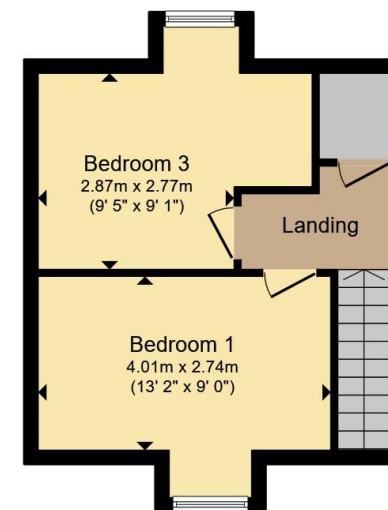




Ground Floor



First Floor



Second Floor

Total floor area 113.5 m² (1,222 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

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8-9 South Street
 EXETER EX1 1DZ

EPC Rating: B

Council Tax
 Band: D

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR318173

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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Property Ref: EXR318173 - 0005