



Connells

Hampden Place
Exeter



Property Description

A 1 bedroom GROUND FLOOR APARTMENT, located close to the Quayside and the City, ideal for all the shops, train stations, restaurants and bars and perfect for a first time buyer or an investor. This Grade 2 Listed property has its own private garden space, great for enjoying the summer evenings. NO CHAIN. The accommodation comprises:- Entrance hallway, lounge, kitchen, bedroom and bathroom/WC.



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 Note

The term of the lease is 99 years from 1 January 1987, which means there are currently 61 remaining. This may impact on mortgage lending requirements. Interested parties should make further enquiries.

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

Entrance Hall

Door to front.

Kitchen

10' 8" x 6' (3.25m x 1.83m)

Double glazed skylight window to rear, double glazed rear aspect window, wall and base units, work surfaces, electric cooker with extractor over, dish washer, washing machine/tumble dryer, fridge freezer, sink unit, tiled floor.

Living Room

14' 1" max into recess x 11' 5" (4.29m max into recess x 3.48m)

Side aspect sash window, electric heater.

Inner Hallway

Airing cupboard.

Bathroom

Bath, electric shower, tiling, low level toilet, wash hand basin.

Bedroom

11' 2" x 10' 5" into recess (3.40m x 3.17m into recess)

Secondary glazed front aspect sash window, electric heater.

Outside

Patio, shed, gravelled area, all enclosed by fencing. Gate to side access. Communal bin store.





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.focalagent.com

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:
 Exempt

Council Tax
 Band: A

Service Charge: 956.38
 Ground Rent:
 100.00

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR316622

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1987. Should you require 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.

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

Property Ref: EXR316622 - 0007