





Property Description

Located in a highly convenient and sought-after area of Exeter, this attractive three-bedroom semi-detached home is within easy walking distance of Polsloe Bridge Railway Station, Heavitree Park, well-regarded schools and local shops.

The accommodation is both spacious and versatile, comprising two reception rooms that provide flexible living and dining spaces. The kitchen is complemented by a useful utility room, offering additional storage and practicality.

Upstairs, the property benefits from three well-proportioned bedrooms and a family bathroom, providing comfortable accommodation for growing families.

Externally, to the front of the property, a driveway provides off-road parking for two vehicles. To the rear is a fully enclosed, level lawned garden, creating a safe and enjoyable space for children, pets and outdoor entertaining. The garden also benefits from a useful workshop and shed, perfect for storage, hobbies or DIY projects. In addition, there is a further allocated parking space accessed from the rear.

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

Entrance Porch

Double glazed door to front. Door to...

Entrance Hall

Under stairs storage, wall mounted radiator.

Living Room

Double glazed front aspect square bay window, fireplace with electric fire, picture rail, wall mounted radiator.

Dining Room

Double glazed sliding doors to rear, built-in cupboard, picture rail, electric fire, wall mounted radiator.

Kitchen

Double glazed rear aspect window, wall and base units, work surfaces, 1 1/2 bowl stainless steel sink unit, double glass oven, gas hob with extractor over, space for fridge freezer, tiling, under stairs storage.

Landing

Double glazed side aspect window, loft access, airing cupboard with shelving.

Bedroom 1

Double glazed front aspect square bay window, built-in wardrobe and storage with cupboards above, picture rail, feature fireplace.

Bedroom 2

Double glazed rear aspect window, built-in wardrobes with cupboards above, picture rail, wall mounted radiator.

Bedroom 3

Double glazed front aspect window, picture rail, wall mounted radiator.

Bathroom

Double glazed obscured rear aspect window, bath, electric shower, low level toilet, wash hand basin, tiling, extractor fan, wall mounted radiator.

Garage

Up and over door, plumbing for washing machine, power and light.

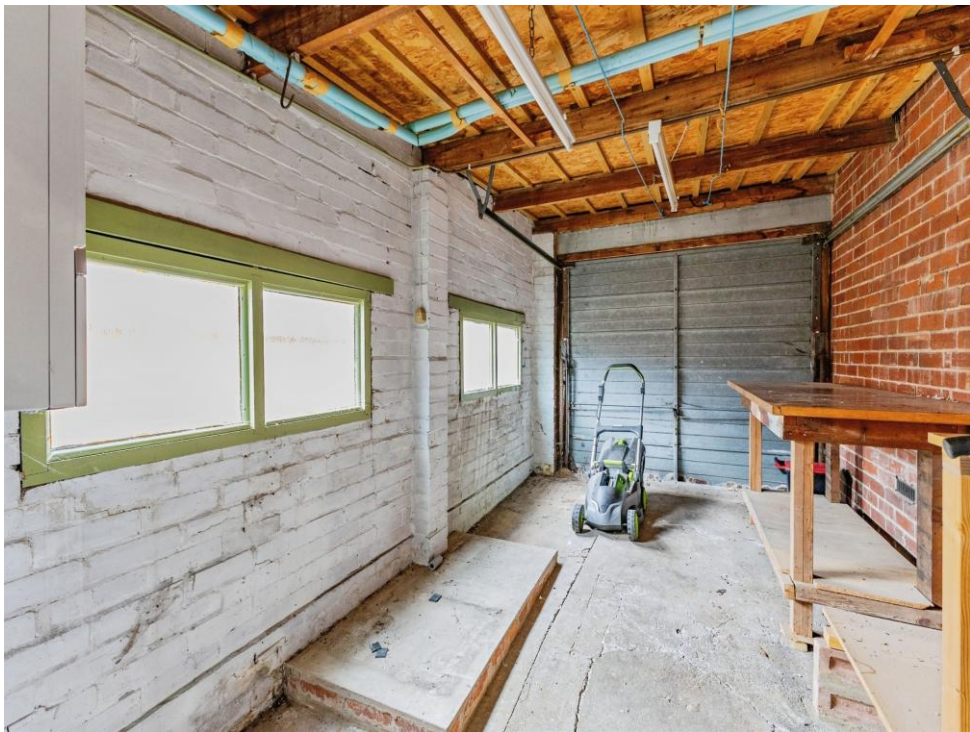
Rear Garden

Double gates, patio and lawned areas, trees, outside tap, outside WC with light, shed, workshop with power and shelving, gate to front access, all enclosed by fencing.

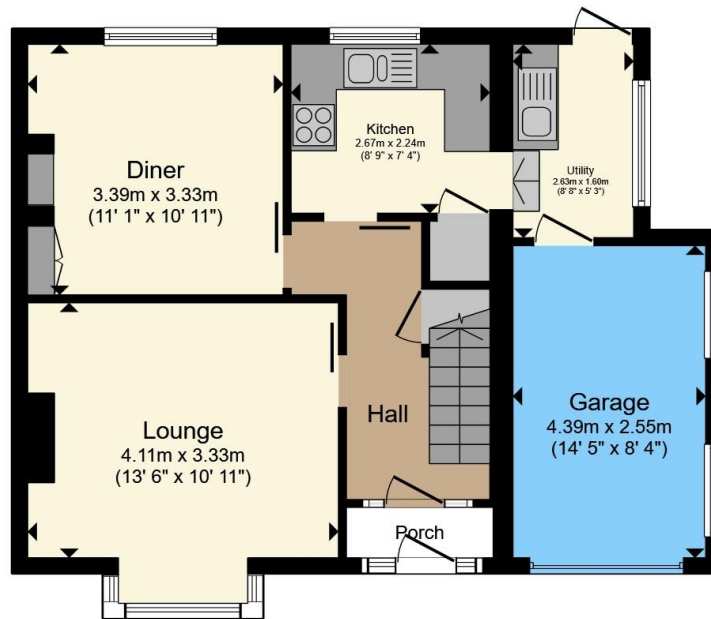
Parking

Driveway parking for two cars, additional parking at rear.

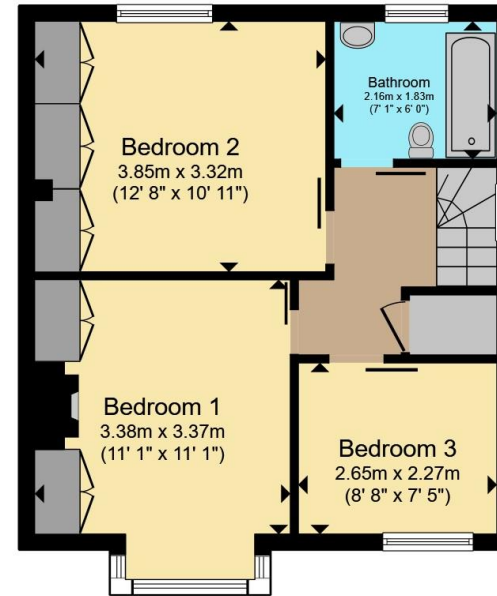








Ground Floor



First Floor

Total floor area 100.1 m² (1,078 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: D Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/EXR318321



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.

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