





Property Description

Situated in the sought-after residential area of Beacon Heath, this well-proportioned three-bedroom home offers spacious and flexible accommodation ideal for families or those looking for convenient access to Exeter and surrounding areas. The property is entered via a welcoming entrance hall which leads through to a generous living room/diner, providing a great space for both relaxing and entertaining. The kitchen is fitted with a range of units and includes a cooker, with an opening through to a bright conservatory/sunroom that provides additional living space and pleasant views over the rear garden.

Upstairs, the property offers two good-sized double bedrooms along with a single bedroom which would also work well as a home office or study. The bathroom is fitted with a shower over the bath. Externally, the property benefits from an enclosed rear garden with a lawned area, perfect for enjoying outdoor space, along with access to the garage which offers useful storage or parking. The location provides excellent access to local amenities, schools, Exeter city centre and major transport links.

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.

Living Room/ Diner

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

Kitchen

Wall and base units, work surfaces, plumbing for washing machine, oven, gas hob with extractor over, sink unit, door to...

Conservatory

UPVC windows and door.

Bedroom 1

Double glazed front aspect window, boiler cupboard, airing cupboard, wall mounted radiator.

Bedroom 2

Double glazed rear aspect window, wall mounted radiator.

Bedroom 3

Double glazed front aspect window, fitted storage space.

Bathroom

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

Loft Space

With pull down ladder.

Front Garden

Gravelled frontage, path to front door.

Rear Garden

Patio and lawn, steps to second patio area, rear gate to...

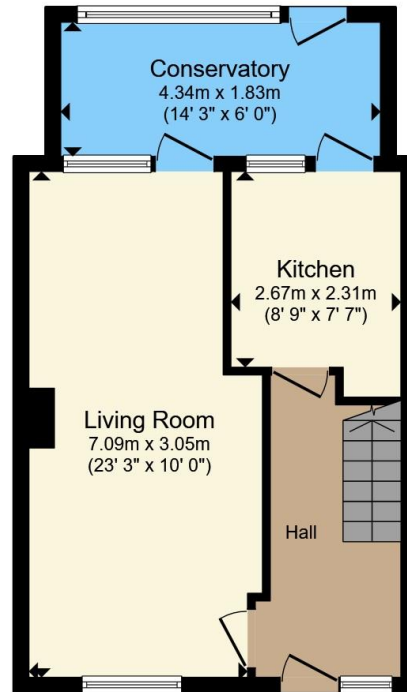
Garage

Up and over door.

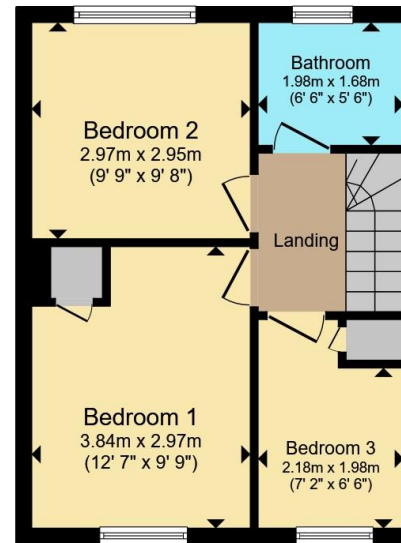








Ground Floor



First Floor

Total floor area 78.3 m² (843 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

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8-9 South Street
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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/EXR318294



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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