



Connells

Painters Court
Exeter



Property Description

A superb opportunity for first-time buyers or investors alike, this well-presented three-bedroom home (1 en-suite) enjoys a highly desirable location just moments from Exeter's vibrant Quayside, with its array of restaurants, cafés, shops and leisure facilities.

The accommodation is thoughtfully arranged and offers spacious and comfortable living throughout. The property benefits from three good-sized bedrooms, including a principal bedroom with en-suite shower room, providing an ideal retreat at the end of the day.



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 Hall

Double glazed obscured front aspect door, wall mounted radiator.

Downstairs WC

Double glazed obscured front aspect window, low level toilet, wash hand basin, wall mounted radiator.

Living Room

Double glazed rear aspect window, double glazed sliding doors to rear, under stairs storage cupboard, two wall mounted radiators.

Kitchen

Double glazed front aspect window, wall and base units, work surfaces, 1 1/2 bowl stainless steel sink unit, boiler, tiling, double electric oven, gas hob with extractor over, plumbing for washing machine, built-in fridge freezer.

Landing

Airing cupboard, loft access.

Bedroom 1

Double glazed front aspect window, wall mounted radiator.

En-Suite

Double shower cubicle with electric shower, low level toilet, wash hand basin, tiling, wall mounted radiator.

Bedroom 2

Double glazed rear aspect window, wall mounted radiator.

Bedroom 3

Double glazed front aspect window, wall mounted radiator.

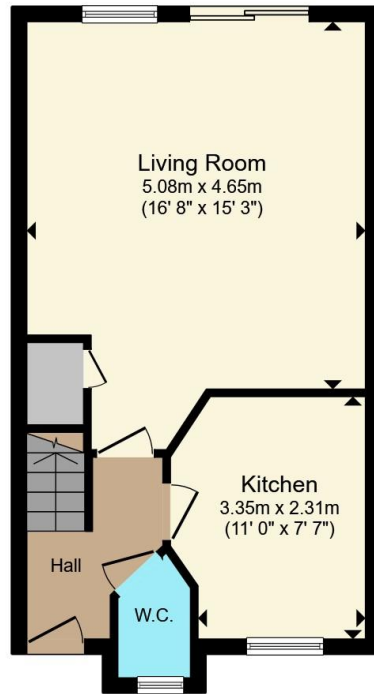
Bathroom

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

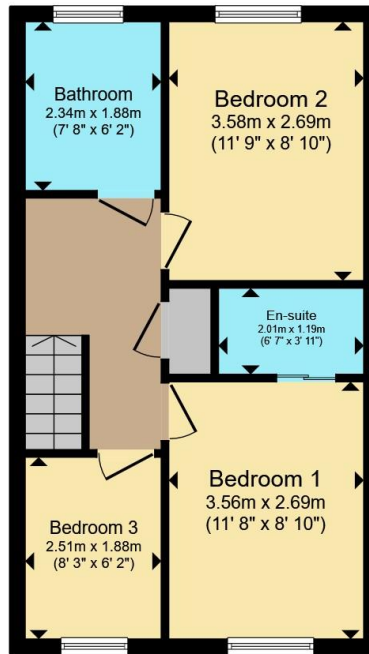
Rear Garden

Patio, lawn area, gate to rear access, trees, enclosed by fencing.





Ground Floor



First Floor

Total floor area 80.2 m² (864 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



To view this property please contact Connells on

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

view this property online connells.co.uk/Property/EXR318036

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.

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