





Property Description

This spacious and well-presented semi-detached bungalow is located in a conservation area in the heart of Heavitree, in a tucked away location on the Heavitree Park complex. The property offers a large double bedroom, open plan living/kitchen area, a modern shower room and a small conservatory at the rear. The kitchen offers a modern range of wall and base units, with work surfaces over and flows into the living/dining space. A rear door opens onto a small conservatory which leads out to the garden. Externally there is a large private rear garden. The south-easterly position offers a great sun trap throughout the day, with a private patio area to sit out and enjoy, as well as a large lawn area. The property also benefits from a single garage located nearby.



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 Porch

Small porch, door to...

Entrance Hall

Lounge/ Kitchen/ Diner

Open plan room with new kitchen, wall and base units, work surfaces, stainless steel sink unit, vinyl floor. Carpeted living area. Wall mounted radiator, two double glazed side aspect windows, sliding doors to...



Conservatory

Aluminium framed conservatory.

Bedroom

Double glazed front aspect window, fitted wardrobe, wall mounted radiator.

Shower Room

Double glazed obscured front aspect window, shower, low level toilet, wash hand basin, heated towel rail.

Rear Garden

Large lawn and patio area, side gate to front.

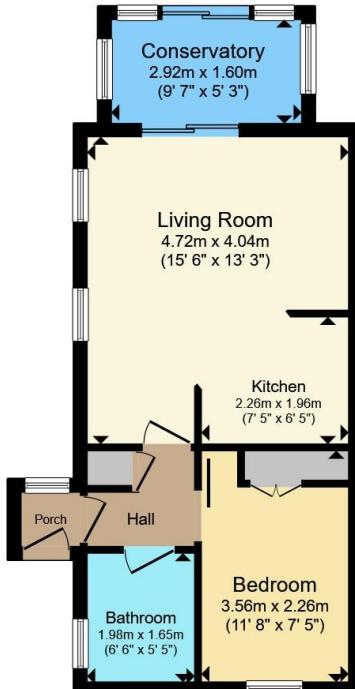
Garage

Garage en-bloc with up and over door.

Agents Note

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





Floor Plan

Total floor area 39.7 m² (428 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: C
Council Tax
Band: B

Service Charge: 237.06
Ground Rent:
15.00

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR317436

This is a Leasehold property with details as follows; Term of Lease 199 years from 24 Mar 1975. 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.

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