



The Walronds, Tiverton, EX16 5EF

welcome to

92 The Walronds, Tiverton

Offered with no onward chain, this three bedroom end terrace home in The Walronds, Tiverton, features off-road parking, a large rear garden, and offers excellent potential for modernisation. Available by Traditional Auction unless sold prior. Contact Fox & Sons Tiverton for further information.

Auction

Auction can be a quick and efficient way of buying property, suitable for proceedable buyers. If you have any queries or concerns regarding the auction process, please contact our Fox & Sons Tiverton team, who will be happy to provide further advice and guidance.

For sale via traditional auction on Tuesday 17th November at Fox & Sons property auctions Grand Connaught Rooms, 61-65 Great Queen Street, LONDON, London, WC2B 5DA

Solar Panels

This property has solar panels on which rent the air space. These were installed in 2010.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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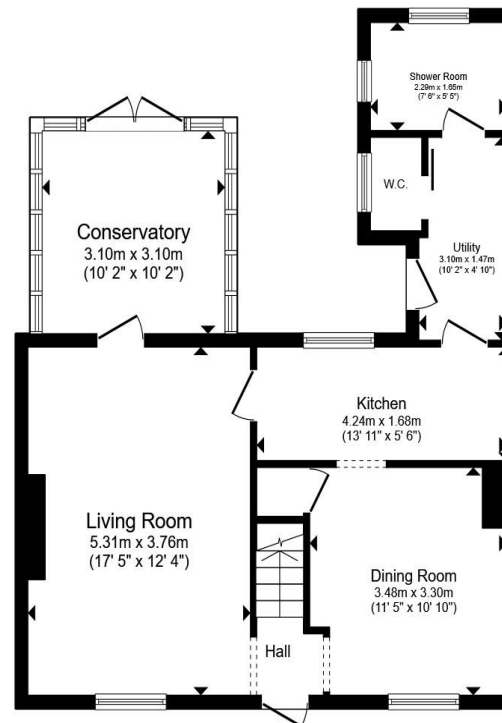
- Three Bedroom End of Terrace Home
- Newly Fitted Kitchen
- Two Reception Rooms
- Off Road Parking
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: Awaited

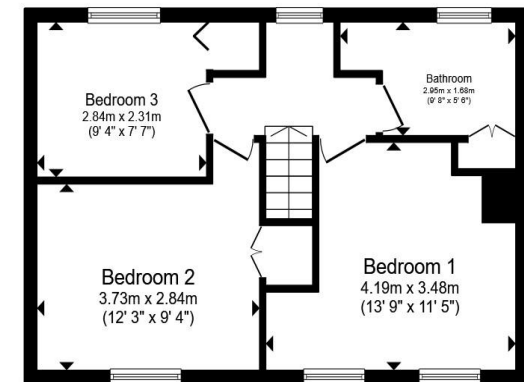
Council Tax Band: B

guide price

£165,000



Ground Floor



First Floor

Total floor area 105.3 m² (1,134 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

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Property Ref:

TVT106426 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons



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