



South View Close, Willand, Cullompton, EX15 2QP



welcome to

South View Close, Willand Cullompton

Located in the village of Willand is this three-bedroom semi-detached home. The accommodation comprises of a spacious lounge/ diner, kitchen, utility and modern family bathroom. Front & rear gardens, off road parking and garage attached.

Offered to the market with NO ONWARD CHAIN you will find this three-bedroom semi-detached home located in a cul de sac in Willand. Upon entering the property there is a low maintenance front garden and path leading to front door. The ground floor accommodation comprises of a dual aspect lounge/ diner which is of a good size. Patio doors lead out to the rear garden. The kitchen is well equipped with a range of wall and base units. A door leads to a useful utility space and door to rear garden.

On the first floor there are three bedrooms, two of which are doubles and one single. Completing the accommodation is a modern family bathroom. Externally, the property benefits from a rear enclosed garden mainly laid to lawn with a patio area. A door provides access to the rear of the garage. The property further benefits from power and light in the garage and off-road parking. Viewing is highly recommended to appreciate all this property has to offer.

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

Door to front and door into lounge. Stairs to first floor. Electric radiator.

Lounge/ Diner

24' 5" Max x 10' 7" Max (7.44m Max x 3.23m Max)
Double glazed window to front and patio doors to rear. Door into kitchen. Space for a dining room table.

Kitchen

7' 5" x 9' 4" (2.26m x 2.84m)
The kitchen is equipped with a range of wall and base units with worktop over.

Utility Room

5' 1" x 7' 5" (1.55m x 2.26m)

Landing

Door to all rooms. Cupboard and loft hatch.

Bedroom One

13' 8" Max x 8' 6" Max (4.17m Max x 2.59m Max)
Double glazed window to front. Electric radiator.

Bedroom Two

10' 8" Max x 8' 6" Max (3.25m Max x 2.59m Max)
Double glazed window to rear. Electric radiator.

Bedroom Three

8' x 5' 11" (2.44m x 1.80m)
Double glazed window to front. Electric radiator.

Bathroom

Double glazed window to rear. P shaped bath with shower over, WC, wash hand basin.

Front Garden

Low maintenance laid to stones and path to front door.

Rear Garden

The rear enclosed garden is mainly laid to lawn and a patio rear. A door provides access to the rear of the garage.

Off Road Parking

Garage

Office Hours

Mon – Fri 9am – 5:30pm

Sat 9am – 2pm

Sun Closed



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South View Close, Willand Cullompton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers' fees apply
- Three Bedroom Semi Detached Home
- Spacious Lounge/ Diner

Tenure: Freehold

EPC Rating: D

Council Tax Band: B

guide price

£170,000



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.focalagent.com

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Property Ref:
TVT105843 - 0006

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