



Queensway, Tiverton, EX16 6HU

welcome to

Queensway, Tiverton

Call Fox & Sons to view this three-bedroom mid-terrace home which is offered to the market with NO ONWARD CHAIN. In brief the property includes a kitchen/diner with access to the garden; completing the ground floor is a lounge with fireplace. Upstairs, there are three bedrooms & a shower room.

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.

Offered to the market with no onward chain, this mid-terrace three-bedroom home is conveniently located on the edge of Tiverton.

Upon entering the property, you are welcomed into a front aspect lounge featuring a fireplace. To the rear is a kitchen/diner with space for a dining table, offering direct access to the garden.

Upstairs, the accommodation comprises two double bedrooms, with bedroom one benefiting from built-in wardrobes, a single bedroom, and a modern shower room.

Externally, the property enjoys front and rear gardens. The rear garden is mainly laid to lawn with shrubs, a patio area, outside tap, greenhouse, and an outbuilding with power, along with side access to the front of the property. Call Fox & Sons today to book your viewing.

Entrance Hall

The entrance hall has doors to all ground floor rooms and stairs up to the first floor. It also has an understairs cupboard, a radiator, and a telephone point.

Kitchen/Diner

The kitchen has a double-glazed window to the rear and a door into the rear garden. It features wall and base units, space for a cooker, undercounter fridge, and washing machine, an extractor hood, a wall-hung boiler, a storage cupboard, a one and a half bowl sink and drainer, a TV point, and a radiator. It is partially tiled and there is space for a dining table.

Lounge

The lounge has a double-glazed window to the front, with a disconnected gas fire and a telephone point.





Landing

Doors to all first floor rooms and the loft hatch.

Bedroom One

The main bedroom has a double-glazed window to the front, a radiator, a telephone point, a storage cupboard, and built-in wardrobes.

Bedroom Two

Double-glazed window to the rear and a radiator.

Bedroom Three

Double-glazed window to the front, with a radiator and telephone point.

Shower Room

The shower room has a double-glazed window to the rear, with a heated towel rail, WC, a wash hand basin with cupboards underneath, a shower, and is fully tiled to the ceiling.

Loft Space

The loft is insulated and part boarded, with no ladder.

Front Garden

The front garden has a patio area.

Rear Garden

The rear garden is laid to lawn with shrubs, a patio area, an outside tap, an outbuilding with power, a greenhouse, and has side access to the front of the property.

Agents Note

This property is recognised as a non-standard construction. A Precast Reinforced Concrete (PRC) Certificate has been issued for this property confirming that a defective PRC home has been repaired to a mortgage-approved standard.

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.

Modern Method Of Auction

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.



view this property online fox-and-sons.co.uk/Property/TVT106072



welcome to

Queensway, Tiverton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Mid Terrace Home
- Kitchen/ Diner
- Lounge with fireplace
- Front & Rear Gardens
- NO ONWARD CHAIN
- Two Double Bedrooms & A Single

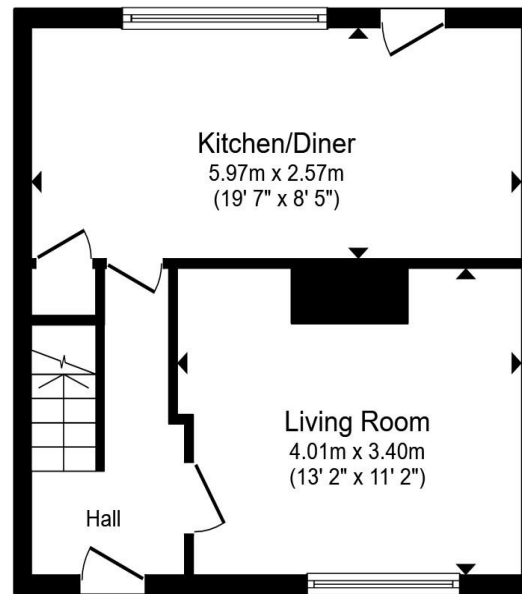
Tenure: Freehold

EPC Rating: C

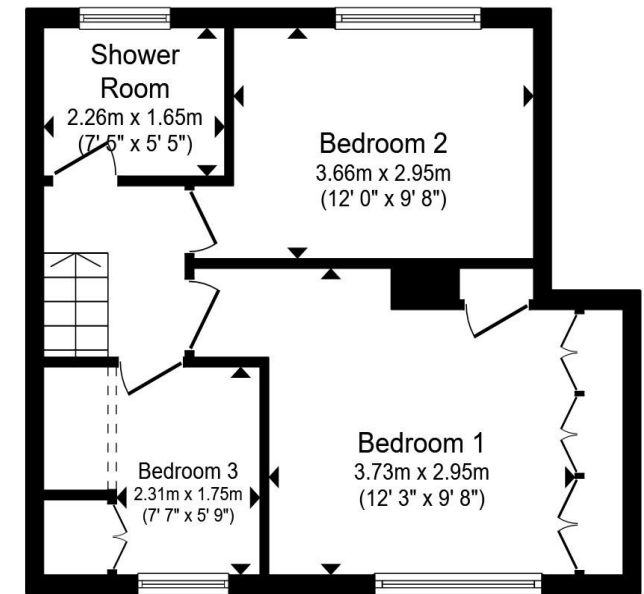
Council Tax Band: A

guide price

£170,000



Ground Floor



First Floor

Total floor area 75.6 m² (814 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:
TVT106072 - 0006

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.

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