

STAGS

89, Cowick Street

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, Exeter, EX4 1HL

Exeter Cathedral (1 Miles), St Thomas Station (0.4 Miles)

A substantial three-bedroom renovation project with a large rear garden, offered for sale by online auction.

- Online Auction - End date 21st October 4pm
- Large Rear Garden
- Three Floors
- Grade II listed
- Freehold
- Full renovation
- 1,083 Sq Ft
- Excellent Potential
- No chain
- Council tax band: B

By Auction £80,000

METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is Wednesday 21st October 2026 at 4pm.
The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The property can be accessed via our website - stags.co.uk on the Auction Page.

SITUATION

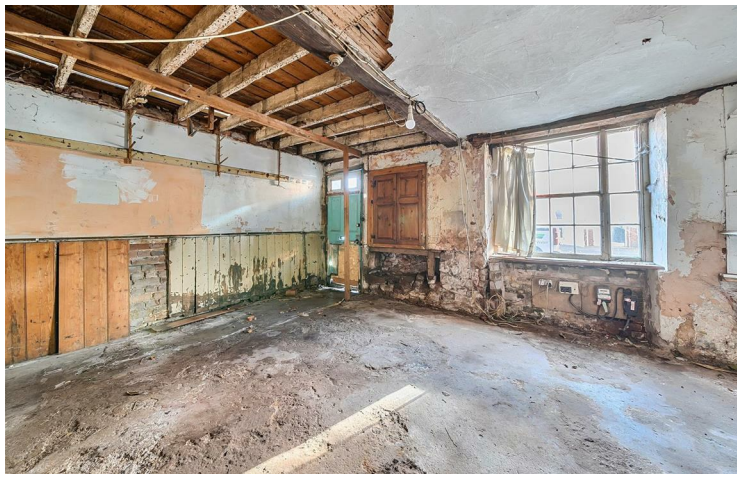
89 Cowick Street is situated in a popular residential area to the south-west of Exeter city centre, within easy reach of a good range of local amenities, shops and services. Exeter city centre is approximately one mile away and offers an extensive range of shopping, leisure and cultural facilities. The property also benefits from good transport links, with access to the A30, M5 and surrounding areas readily available.

DESCRIPTION

The property provides an excellent opportunity for renovation and improvement, with the existing accommodation extending to approximately 1,083 sq ft over three floors. The property is in need of full renovation and offers considerable scope for improvement and modernisation, subject to any necessary consents.







SERVICES
Utilities: Mains electric, water and drainage.
Tenure: Freehold
EPC: F(27)
Council tax band: B
Ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).

PROOF OF IDENTITY
Under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.

BUYERS & ADMINISTRATION FEES
The successful purchaser(s) will be liable to pay the Buyers Fee and Administration Fee, collected by Bamboo Proptech immediately post auction.
Buyers Fee - £2,400 inc VAT (retained by Stags/Bamboo Proptech as a contribution towards the online platform costs.)
Additional Administration Fee - £1,200 inc VAT.

DEPOSIT PAYMENT
Where stated on the property listing, you agree that Bamboo may pre-authorise your card for the amount of the Buyer's fee and 10% Deposit. You will only be charged if you are the winning buyer. We will release the pre-authorisation at the end of the auction. Your card issuer may take up to 10 working days for this amount to be available to you in your account.

LEGAL PACK
Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. Prospective purchasers will need to register with the Bamboo Proptech online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation, this will/may contain material information regarding the property, and to consult legal advice prior to bidding.

SOLICITOR ACTING
Kevin James of Stamp James
T: 01392 576033
E: kevin.james@stampjames.co.uk
A: Stamp James Solicitors The Lodge, 10a Southernhay West, Exeter, EX1 1JG

COMPLETION DATE
The completion date will be as dictated by the solicitor and included in the legal pack.

DEFINITION OF AUCTION GUIDE & RESERVE
Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Guide prices may change at any time prior to the auction.

SPECIAL CONDITIONS OF SALE
Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provisions of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.

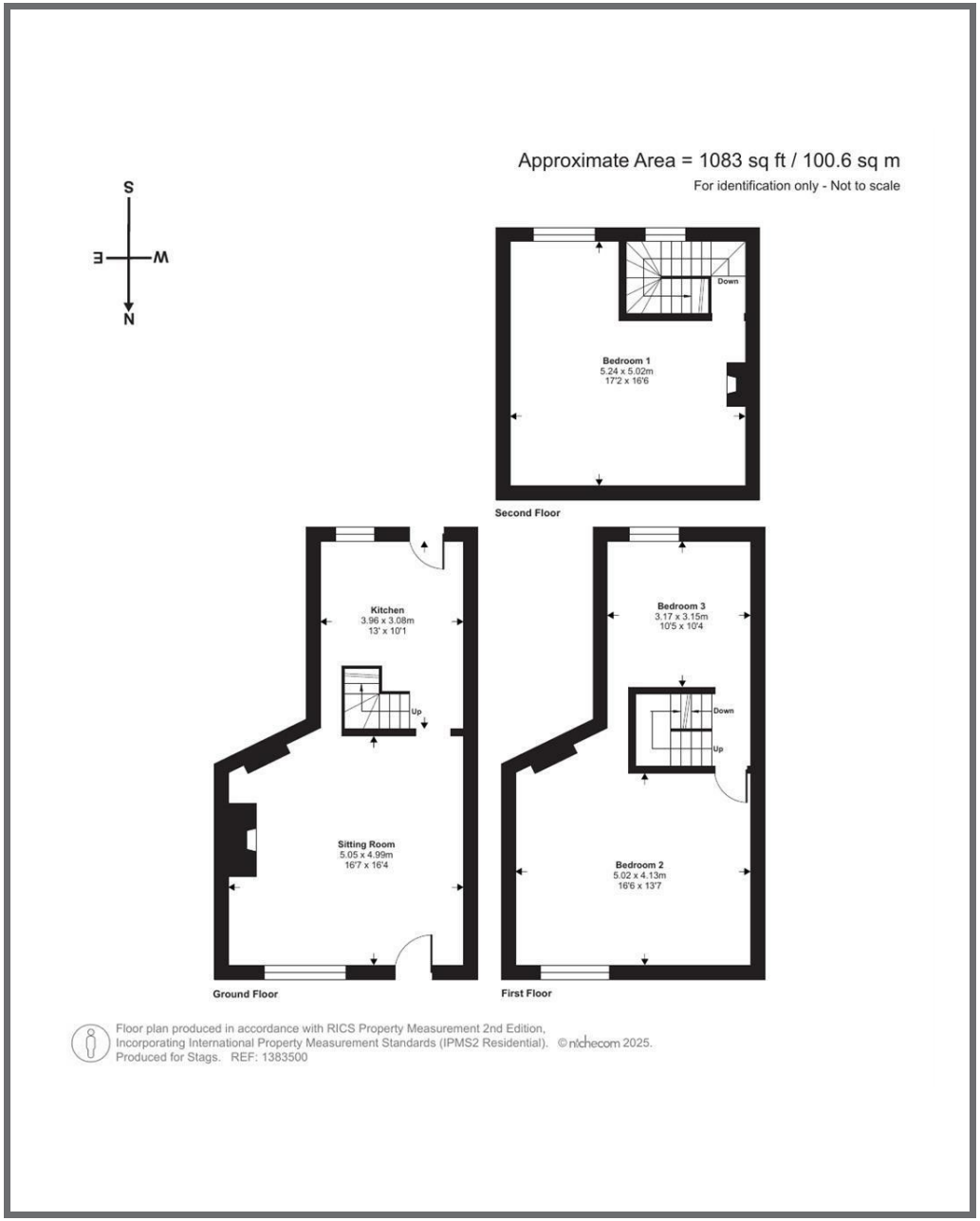




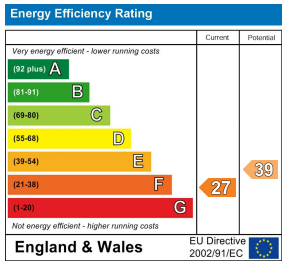


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





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21/22 Southernhay West,
Exeter, Devon, EX1 1PR

exeter@stags.co.uk

01392 255202