

HUNTERS®

HERE TO GET *you* THERE



Bonhay Road

Exeter, EX4 4BL

Auction Guide £225,000



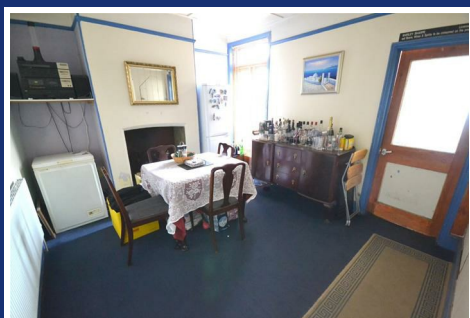
Council Tax: B



67 Bonhay Road

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Hallway

Secondary door to the main hallway, door to the lounge, door to the dining room, stairs to the first floor.

Lounge

11'8" x 14'7" (3.58m x 4.47m)

Large bay window to the front aspect, feature fireplace, radiator, alcoves.

Dining room

12'4" x 11'0" (3.78m x 3.37m)

French doors, feature fire place, radiator, door to the kitchen, door to the under stairs cupboard.

Kitchen

12'4" x 11'0" (3.78m x 3.37m)

Window to the side aspect, low level cupboards, sink and drainer, combi boiler, space for a cooker, washing machine and fridge freezer.

Utility/ storage area

11'4" x 5'11" (3.46m x 1.82m)

Door to the rear garden, windows to the rear aspect.

Landing

Stairs to the 2nd floor, doors to the bathroom, bedroom three and master bedroom.

Landing/ work space

6'6" x 9'8" (1.99m x 2.97m)

Window to the rear aspect.

Bathroom

8'11" x 3'7" (2.72m x 1.11m)

Walk in shower, vanity unit and hand basin, low level WC, obscured window to the side aspect.

Bedroom three

11'0" x 9'1" (3.36m x 2.78m)

Window to the rear aspect, covered fire place, radiator.

Master bedroom

14'8" x 15'2" (4.49m x 4.63m)

Large bay window to the front aspect, feature fire place, radiator, alcoves.

Bedroom Two

12'11" x 10'7" (3.96m x 3.23m)

From stairs off the landing on the first floor. two large Velux windows to the front aspect, one which also acts as an emergency escape, radiator.

Outside

To the rear of the property is a fully enclosed walled garden, that has a pathway leading to a gate that gives access to a small passage, the garden boasts a sunny aspect, there is an area that could be used for storage, there is also a patio area that would be perfect for entertaining, there is also an area that is laid to gravel, the garden also boasts beautiful potted plants of many colours accentuating a wonderful calming space.

To the front of the property is a small, low, walled garden with space for planting in the future, there is a pathway leading from the main street leading to the front door.

Auctioneer Comments

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This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation

Period. Interested parties' personal data will be

This property with the Auctioneer (as a sole trader) updating boasts a wonderful location and huge potential, within walking distance of the city centre, St Paul's station and the university could you possibly ask for a better location. The property fully comprises of 6 good sized bedrooms, a family bathroom, office/ landing space, lounge, dining kitchen and conservatory, nicely topped off by a beautiful fully enclosed, rear garden with a wooden fully enclosed aspect which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.



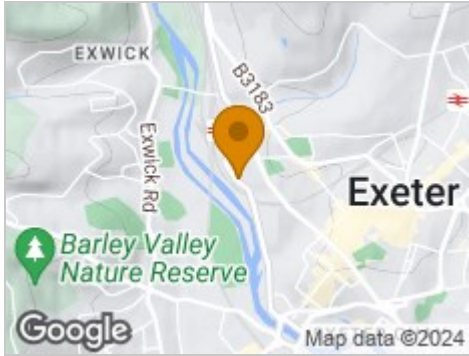
Road Map



Hybrid Map



Terrain Map



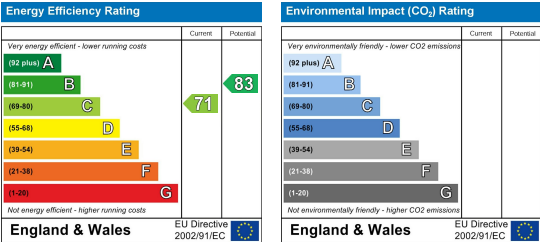
Floor Plan



Viewing

Please contact our Hunters Exeter Office on 01392 340130 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.