



Exeter Road, Cullompton,
EX15 1DU

For Sale by Auction - OPEN HOUSE WEDS 4th MARCH 4pm to 5.30pm. A tradition semi detached family home in need of renovation, situated in a convenient location close to local schools and amenities.

£135,000



A two-storey, three-bedroom, semi-detached house now for refurbishment being located in a tucked away position convenient for the town centre. The property, which enjoys good sized gardens, will appeal to investors and developers alike who will envisage creating an enviable family home for onwards sale or rent.

ACCOMMODATION

Ground floor: Kitchen/breakfast room, living room.

First floor: Landing, three bedrooms and bathroom/WC.

OUTSIDE

Large gardens and grounds, and outbuilding.

TENURE

Freehold with vacant possession.

EPC

Rating: E.

Buying an investment? Please contact our lettings department on
01884 33333



WHAT3WORD

///goofy.outbid.animated

BROADBAND & MOBILE COVERAGE

Broadband: Ultrafast available

Mobile: Good outdoor. May be variable indoor.

Source: ofcom.org.uk

VIEWINGS

Please call 01395 247000 to book into one of the scheduled block appointments.

IMPORTANT INFORMATION

All lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum (if applicable), which will be available on Auction Day.

AUCTION LEGAL PACK & FINANCE

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. It is the purchaser's responsibility to make all necessary legal, planning and finance enquiries prior to the auction.

PRICE INFORMATION

Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve price (a figure below which the Auctioneer cannot sell the Lot during the Auction). This reserve figure



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These particulars are intended as a general guide only and do not form any part of a contract. Every effort has been made to ensure that they are fair and accurate, however, if you have any uncertainty then please contact our offices for clarification