



Robert Williams

SALES | LETTINGS | AUCTIONS

01392 204 800

www.robertwilliams.co.uk



Price Guide
£150,000
Freehold

Dawlish Road
Exeter
Devon
EX2 8XW

Dawlish Road, Exeter

FOR SALE BY ONLINE AUCTION (*unless sold previously) ON WEDNESDAY 23 NOVEMBER

A semi-detached 3-bedroom Cornish unit with wide south facing views, in need of renovation and improvement.



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Key Points

Local Authority: Teignbridge Council

Council Tax Band: A

Heating: Gas Fired Central Heating

Services: We understand that all main services are available, but interested parties are advised to contact the relevant public utility

EPC Rating: TBC

- Scope for modernisation & improvement
- 3 bedrooms
- Large garden
- Semi-rural location with wide south facing views
- Close to Exeter and motorway access

METHOD OF SALE: FOR SALE BY ONLINE AUCTION ON WEDNESDAY 23 NOVEMBER

This is a traditional auction and contracts are exchanged on the fall of the virtual gavel. A buyer's administration fee of £1,700 including VAT is payable on exchange of contracts.

***NOTE:** Offers prior to auction will only be considered if they are above the guide price and the offeror is in a position to exchange contracts immediately.

The Property...

Built approximately 60 years ago, 16 Dawlish Road is one of a pair of semi-detached houses in a semi-rural location just outside Alphington and the City of Exeter.

The interior of the house has a living room and large kitchen/dining room on the ground floor. On the first floor are three bedrooms and a bathroom and WC. There is upvc double glazing and gas fired central heating with a combination boiler.

Outside is a block built shed with pitched roof with separate WC at the rear and a large garden.

We understand that the wide, open area in front of the house is currently designated to be a landscaped park, but policies can change. The A.30 dual carriageway is approximately a quarter of a mile away. This is an excellent opportunity to purchase a home which can be completely modernised, upgraded and extended (subject to planning permission) to the buyer's own taste.



Time to find out more...

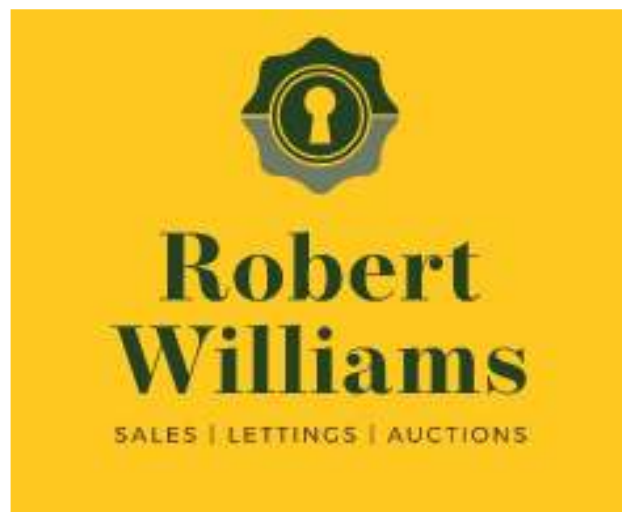
Call: 01392 204800

Web: www.robertwilliams.co.uk

Visit: 2 Southernhay West, Exeter, EX1 2RR

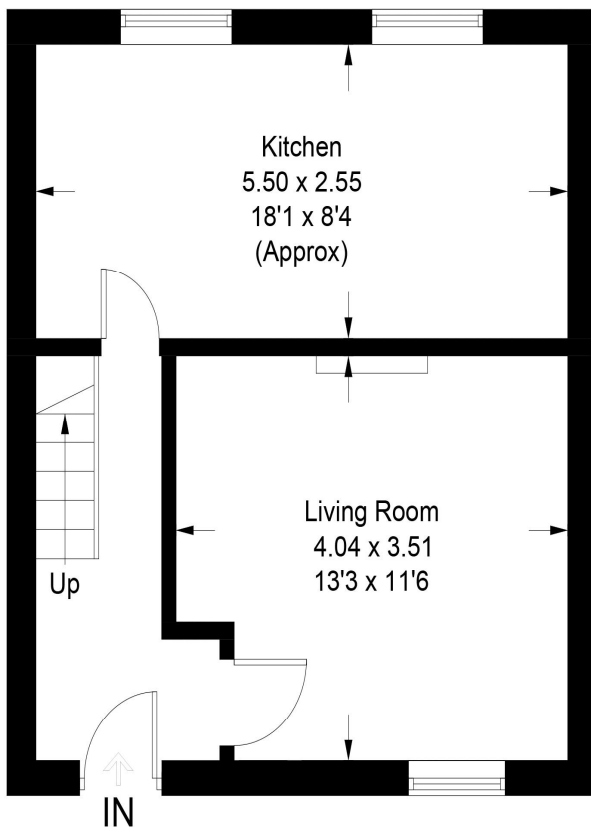
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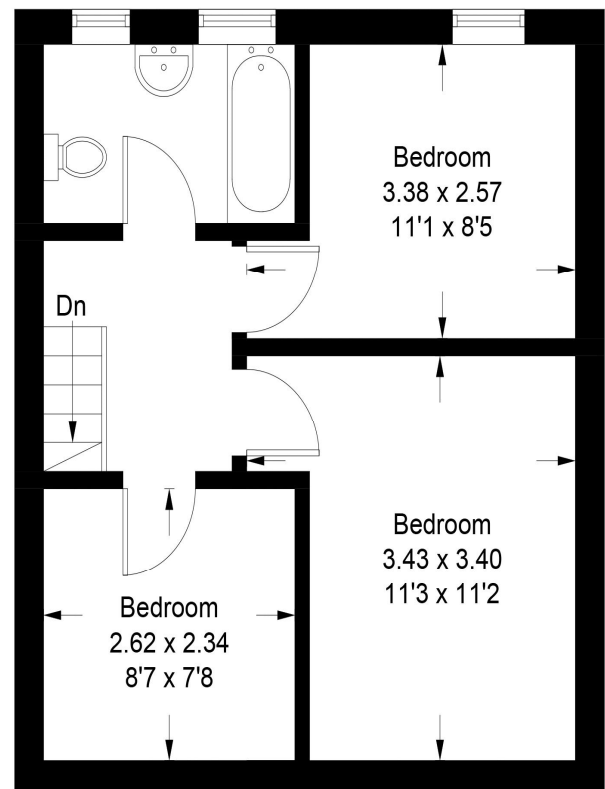


16 Dawlish Road

Approximate Gross Internal Area = 68.3 sq m / 735 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID905753)

Important information / Consumer Protection from Unfair Trading Regulations 2008

The selling agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller, as the Agent has not had sight of the title documents. Fixtures and fittings shown in photographs must be assumed not to be included in a sale (the sellers will complete a form detailing all fixtures and fittings that will be included prior to exchange of contracts). A Buyer is strongly advised to obtain verification from their Solicitor or Surveyor on all of these points prior to proceeding with a purchase. Buyers are also strongly advised to check the availability of any property before embarking on any journey to view.