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**LINKS**  
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**Guide Price £155,000**  
**13 Egremont Road, Exmouth, EX8 1RX**



- To be sold via On-line Auction Wednesday 1st July 12:00 noon • Complete Renovation Required
- Town Centre Location - Close To Station • Living Room & Separate Dining Room • Kitchen • 3 First Floor Bedrooms & A Shower Room • Larger Than Average Rear Garden - Scope For Parking
- Viewing Advised



Step up to a composite front entrance door with two obscure glazed inset windows leading to:

#### Ground Floor

##### Entrance Hall

High-level electric fuse and meter box. Staircase rising to the first floor. Doors leading to the dining room and:

##### Living Room 11'1" (3.38m) x 11'0" (3.35m)

Window to front. Picture. Electric heater.

##### Dinign Room 12'6" (3.81m) x 11'7" (3.53m)

Window to rear. Electric heater. Under stairs storage cupboards. Door leading to.

##### Kitchen 12'9" (3.89m) x 7'9" (2.36m)

Window to rear. Floor standing cupboard storage units with work surfaces above. Inset stainless steel single sink and drainer unit. Part obscure uPVC double glazed door leading out to the rear garden.

#### First Floor

##### Landing

High level window to rear. Access to main loft space. Doors leading to all rooms, including:

##### Bedroom 1 14'8" (4.47m) x 11'1" (3.38m)

Two window to front. Electric heater.

##### Bedroom 2 12'7" (3.84m) x 8'11" (2.72m)

Window to rear. Electric heater.

##### Bedroom 3 8'0" (2.44m) x 7'10" (2.39m)

Window to rear. Electric heater

##### Shower Room

Obscure glazed window to side. Fitted white suite comprising a walk in single shower cubicle that has tiled splash backs to ceiling height, an electrically controlled shower and sliding splash screen doors. Low level WC. Pedestal wash hand basin with storage cupboard beneath. Wall mounted electric heated towel rail. Access to rear tenement loft space.

#### Externally

##### Front Of Property

Small area of garden to front

##### Rear Garden

To the rear is a good size garden that has a patio laid adjacent to the rear of the property with the remainder of the garden being laid to a hardstanding. Walled boundaries. Double opening gates to the rear that lead out to the rear vehicle access lane that would allow for off road parking if required.

##### Residents Parking

The property is located in an area that has the benefit of a residential parking permit scheme - with permits available to purchase via EDDC.

##### Tenure

The property is FREEHOLD

##### Services

Mains electric, water and sewage connected. Council Tax Band B

##### 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 purchasers responsibility to make all necessary legal, planning, surveys 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 cannot be higher than 10% above a single figure guide. Please check [www.247propertyauctions.co.uk](http://www.247propertyauctions.co.uk) or contact them on 01395 247000 for up to date information. Following the fall of the hammer contracts are exchanged and there is no going back!

#### Auctioneers Note

Please refer to all legal documents for this Lot in case any additional fees and reimbursements are listed in addition to the purchase price.

#### Traditional Auction

Exchange occurs at the end of the auction. This means that if the reserve is met or exceeded and the auction timer reaches zero, the successful bidder is legally obliged to pay the purchase price and the seller will be legally obliged to sell the property. To ensure that the successful bidder proceeds, the buyer is automatically charged a holding deposit, which is held in a secure client account, pursuant to the terms of a holding deposit agreement.

#### Pricing information

The Guide Price amount specified is an indication of each seller's minimum expectation. It is not necessarily the amount at which the property will sell. Each property will be offered subject to a Reserve (a figure below which the property will not be sold) which we expect will be set no more than 10% above the Guide Price amount.

Bamboo Auctions and 247 Property Auctions shall not be liable for any inaccuracies in the fees stated on this description page, in the bidding confirmation pop up or in the particulars. Buyers should check the contents of the legal pack and special conditions for accurate information on fees. Where there is a conflict between the fees stated in the particulars, the bid information box above or the bidding confirmation pop up and the contents of the legal pack, the contents of the legal pack shall prevail.

Stamp Duty Land Tax or Land and Buildings Transaction Tax may also apply in some circumstances.

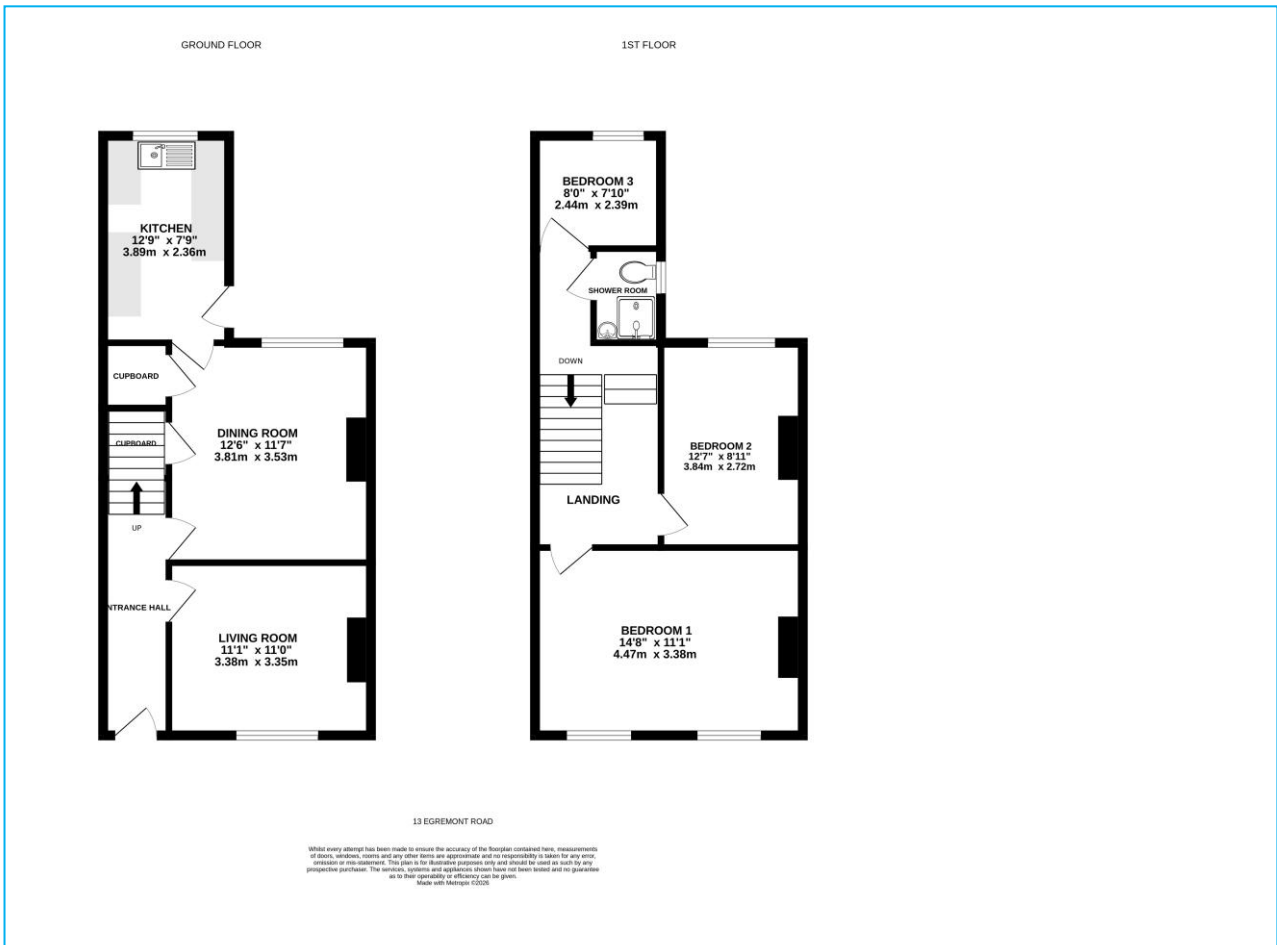
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#### Disclaimer

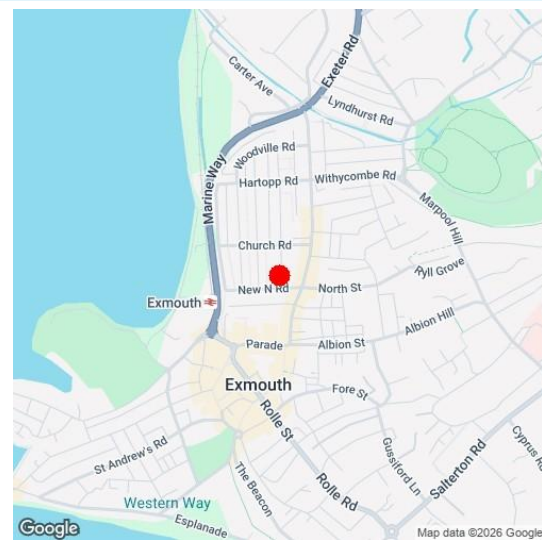
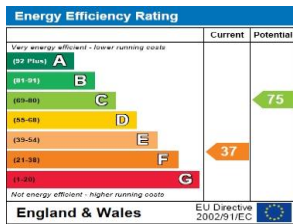
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**Directions**

From our prominent Town Centre office, proceed out of town along Exeter Road. Take a left hand turning, just before Exeter Road Primary school, into New North Road and first right into Egremont Road. The property will be found on the left hand side, clearly identified by our for sale board.



Viewing Strictly By Appointment Only - Contact The Links Team Via:  
TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: [www.linksestateagents.co.uk](http://www.linksestateagents.co.uk)

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.