



**Robert
Williams**

SALES | LETTINGS | AUCTIONS

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**Auction Guide Price:
£179,000 Freehold**

Ebrington Road

Exeter

Devon

EX2 8JH

Ebrington Road

FOR SALE BY PUBLIC AUCTION ONLINE (*unless sold previously) ON WEDNESDAY, 21st JULY, 2021.

An opportunity to acquire a property in need of renovation and improvement in a popular residential road..

Situation and description.....

67 Ebrington Road is a rare house. Owned by the same family since its construction in the late 1920s it has been altered little since it was built and is a time warp of the inter-war years. The wartime Anderson shelter is still in situ in the back garden! In need of renovation and modernisation, this mid-terrace house is located in a residential side road and features 3 bedrooms upstairs and a bathroom with w.c. Downstairs are 2 separate reception rooms with the parlour or living room to the front and the dining room to the rear which has pleasant garden views. The kitchen is small with lots of scope for upgrading and extending (subject to planning permission if required). The front garden is small and enclosed. The back garden is well proportioned and is mainly level lawn backing onto the back gardens of the properties opposite. There are local shops and facilities and regular buses within walking distance. The centre of the cathedral city and county town of Exeter is approximately three quarters of a mile away.



Key Points

Local Planning Authority: Exeter City Council
Tel: 01392 277888

Council Tax Band: C

Services: We are informed that main services are available, but interested parties are advised to contact the relevant utility for confirmation.

EPC Rating: F

- Scope for modernisation and improvement
- 3 bedrooms
- 2 reception rooms
- Good back garden
- Popular Exeter road
- EX2 8JH

Rooms and Dimensions...

Ground Floor:

Entrance Hall

Living Room 12'8" x 13'2" (3.87m x 4.01m)

Dining Room 10'8" x 11'2" (3.24m x 3.41m)

Kitchen 7'10" x 9'4" (2.40m x 2.85m)

First Floor:

Landing

Bedroom 1 11'2" x 12'11" (3.40m x 3.94m)

Bedroom 2 11'1" x 11'2" (3.38m x 3.40m)

Bedroom 3 7'10" x 8'9" (2.40m x 2.66m)

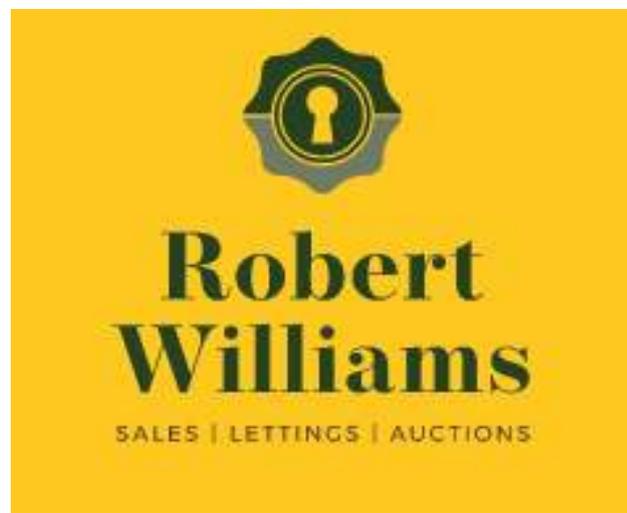
Bathroom & WC



Time to find out more...

Call: 01392 204800
 Web: www.robertwilliams.co.uk
 Visit: 2 Southernhay West, Exeter, EX1 2RR

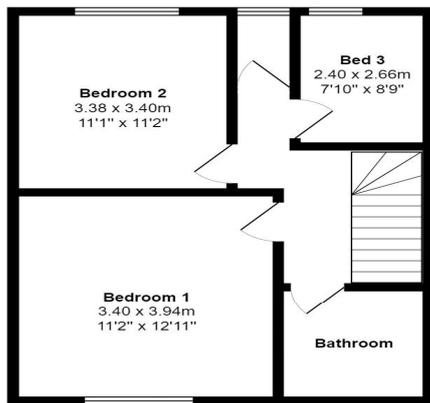
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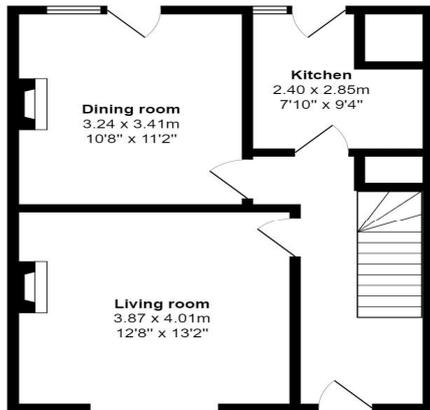
METHOD OF SALE: FOR SALE BY PUBLIC AUCTION ONLINE ON WEDNESDAY, 21ST JULY, 2021.

This is a traditional auction and contracts are exchanged on the fall of the gavel. A buyer's administration fee of £1,440 including VAT is payable on exchange,

***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.



First floor



Ground floor

Total Area: 87.9 m² ... 946 ft²



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		33
	E		
	F		
	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			