



**Robert
Williams**

SALES | LETTINGS | AUCTIONS

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**Auction Guide:
£325,000 – Freehold**

Kennford, Exeter

Kennford
Exeter
Devon
EX6 7TZ

**FOR SALE BY PUBLIC AUCTION ONLINE (*unless sold previously)
ON WEDNESDAY, 9TH JUNE, 2021.**

An opportunity to acquire a substantial detached house in an excellent location with superb countryside views to renovate and turn into a delightful, modern family home. Full details, including instructions on downloading the legal pack and on how to bid are posted on our website.

The situation...

Todholes is a substantial, detached house believed to have been constructed in the 1970s and located in the popular village of Kennford about 5 miles from the centre of the county town and cathedral city of Exeter. Overlooking open countryside, this is a large property and will provide a delightful family home. In need of renovation and modernisation, Todholes currently comprises 4 bedrooms upstairs. Downstairs are 2 further large bedrooms which could be treated as dining/family room and office respectively, a double aspect living room with superb views over the garden and the surrounding countryside, kitchen/breakfast room, bathroom and w.c. and a small shower room. Integral to the house is a very large garage with cloakroom/w.c. at the rear. This space could be used to create additional living accommodation, subject to any necessary consents. Outside, there is parking for a number of cars at the front and side and a pleasant, level lawn at the back with panoramic rural views.



Key Points

Local Authority: Teignbridge District Council 01626 361101

Council Tax Band: TBA

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

EPC Rating: TBC

- For Sale By Auction Weds 9th June 2021
- Opportunity to renovate and modernise
- Living Room with Beautiful Views
- Large Integral Garage
- Level garden overlooking countryside
- Private Setting
- Deceptively Large Property with 5 Bedrooms
- Auction Legal Pack Available on Request

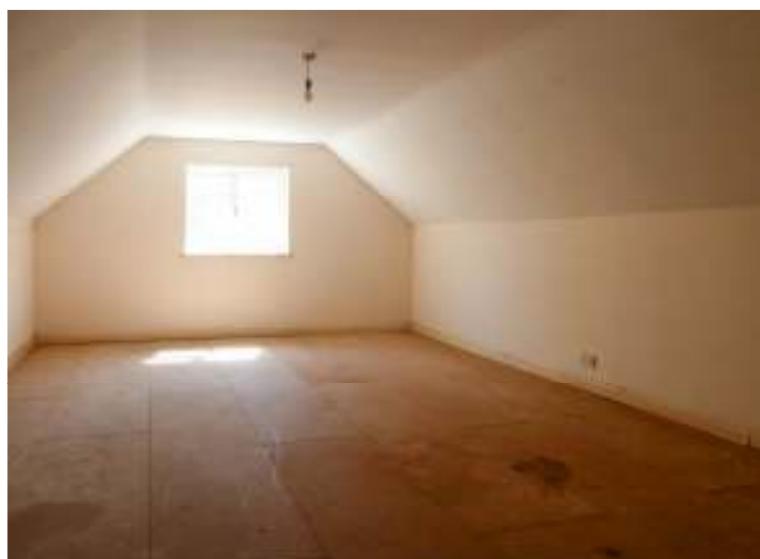
Rooms & Dimensions...

Ground Floor:

Entrance Vestibule
Reception Hall
Living Room (19'9" x 14'9")
Kitchen (13' x 13')
Shower Room Bathroom & WC
Bedroom 5/Dining Room (12' x 11'9")
Bedroom 6/Office (13' x 11'6")
Integral Garage (17' x 15'6")

First Floor:

Landing
Bedroom 1 (21'6" x 14'3")
Bedroom 2 (14'3" x 11'6")
Bedroom 3 (14'9" x 12')
Bedroom 4 (10 x 7'9" max)



Time to find out more...

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

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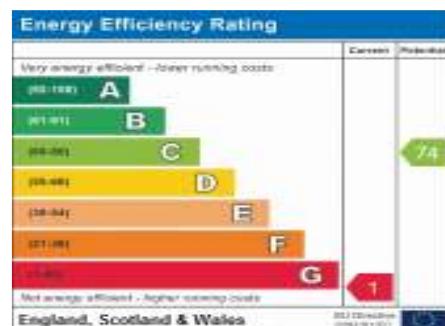
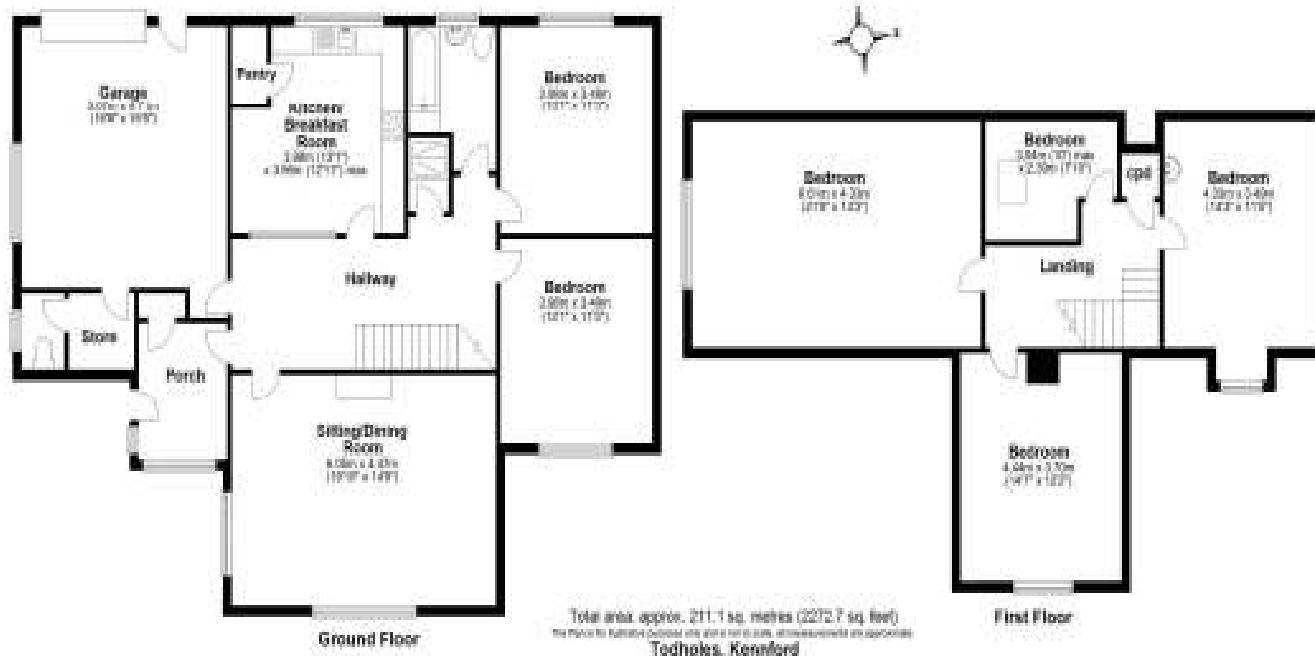
Method of Sale...

FOR SALE BY PUBLIC AUCTION ONLINE (unless sold previously) ON WEDNESDAY, 9TH JUNE, 2021.

Auction Legal Pack Available on Request.

* This is a traditional auction and contracts are exchanged on the fall of the gavel. 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. A buyers administration fee of £1,995 including VAT is payable on exchange.

Completion will be 28th June to enable the purchaser to benefit from the Stamp duty Holiday.



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.