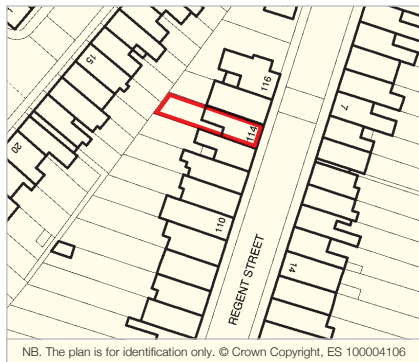
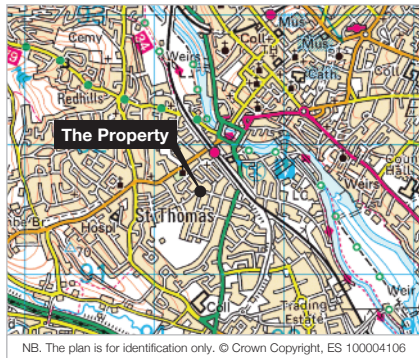


Exeter

114 Regent Street, Devon EX2 9EJ

- A Freehold Mid Terrace House
 - Providing Three Bedroom Accommodation
 - Garden Area to the Rear
- ### Vacant Possession

BY ORDER OF THE GOVERNMENT
LEGAL DEPARTMENT (BVD)



To View

The property will be open for viewing on Tuesday 27th November, Thursday 29th November, Monday 3rd December, Wednesday 5th December, Monday 10th December and Wednesday 12th December between 2.15 – 2.45 p.m. These are open viewing times with no need to register. (Ref: MW).

NB. The property has suffered from internal water damage and extra caution must be taken when viewing.

VACANT – Freehold House



Tenure

Freehold.

Location

The property is situated on the west side of Regent Street, which is located off Sydney Road and Alphington Road (A337), to the south-west of Exeter city centre and its extensive amenities, shopping malls, cathedral and universities. Rail services run from Exeter St Thomas Station to the north, with Exeter International Airport located to the east. The A377, A30, A38 and M5 Motorway are accessible.

Description

The property comprises a mid terrace house arranged over ground and two upper floors beneath a pitched roof. Externally, there is a garden and yard area to the rear with a store.

Accommodation

Ground Floor – Two Reception Rooms, Kitchen

First Floor – Two Bedrooms, Bathroom, Separate WC

Second Floor – Bedroom

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.