



Connells

Aliston House Salterton Road
Exmouth



Property Description

Aliston House is situated on a quiet, residential, tree-lined street in The Avenues, one of Exmouth's most sought-after neighbourhoods. The building, which comprises 11 apartments, has a handsome and classically proportioned architectural character. The property is a spacious, light and airy ground floor flat with three double bedrooms. Generous room proportions and high ceilings create an appealing balance between traditional character and contemporary living. The accommodation includes a wide entrance hall, a principal bedroom with en-suite, a large family bathroom, and two further double bedrooms, all of which benefit from built-in wardrobes. The living accommodation comprises an open-plan lounge/diner with French doors, enhancing natural light and outlook, alongside a modern kitchen finished to a high standard and incorporating a range of integrated appliances. In addition, the flat benefits from the ability to park one car within the parking area and the right to use a south-facing terrace, in accordance with the terms of the lease.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, Iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with Iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Solid oak front door, 2 large storage cupboards, telephone point, power sockets, intruder alarm panel, intercom system and wall mounted radiator.

Large Lounge/ Diner

21' 2" x 14' 7" (6.45m x 4.45m)

Double glazed side aspect windows, double glazed French doors, telephone and TV & satellite points, wall lights, wall mounted radiator.

Kitchen

11' 8" x 8' 9" (3.56m x 2.67m)

Fitted kitchen with wall and base units, work surfaces, stainless steel 1 1/2 bowl sink/drain, electric oven, gas hob with cooker hood/extractor fan over, integrated appliances including

microwave, fridge freezer, integrated washer/dryer, dish washer and instant combi central heating gas boiler. The Kitchen is separated from the open plan living space with glazed oak sliding pocket doors.

Bedroom 1

16' 3" into wardrobe x 13' 2" (4.95m into wardrobe x 4.01m)

A spacious bedroom with double glazed front aspect tilt & turn windows, built in wardrobes, TV/satellite point, wall mounted radiators.

En Suite

Large shower cubicle, low level toilet, wash hand basin, extractor fan, partly tiled, shaver point, wall mounted chrome towel radiator and large mirrored wall over wash hand basin and toilet.

Bedroom 2

13' 7" into wardrobe x 12' (4.14m into wardrobe x 3.66m)

Double glazed side aspect tilt & turn windows, built in wardrobes, telephone and TV points, wall mounted radiator.

Bedroom 3

12' into wardrobe x 10' 6" (3.66m into wardrobe x 3.20m)

Double glazed side aspect tilt & turn window, built in wardrobes, TV point, wall mounted radiator.

Bathroom

Bath with mixer taps, shower, low level toilet, wash hand basin, extractor fan, partly tiled, shaver point, wall mounted radiator and large mirrored wall over wash hand basin and toilet.

Agents Note:

The annual service charge is currently understood to be circa £1,550 per annum, with buildings insurance currently circa £450 per annum. These figures are indicative only and are subject to confirmation in accordance with the lease by the buyer's solicitor. On assignment, the purchaser will be required to enter into a Deed of Covenant with the landlord and the management company, in accordance with the terms of the lease.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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8-9 South Street
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EPC Rating: C Council Tax
 Band: D

Service Charge:
 1550.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/EXR317479

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Sep 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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