







Beacon Heath

Beacon Heath, Exeter, Devon EX4 8NW

Guide Price £155,000

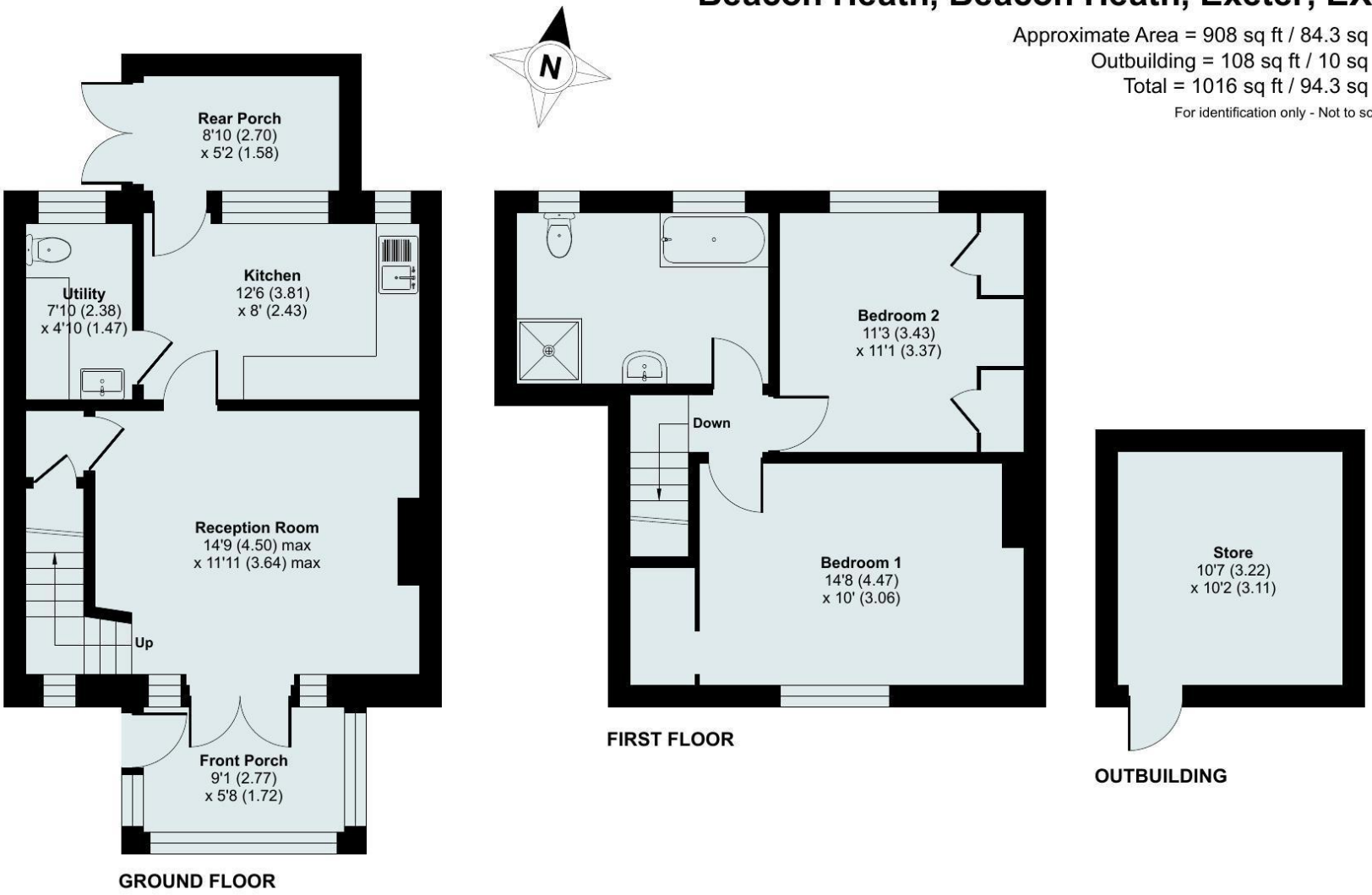
2	1	1	EPC
			D

Bradleys ESTATE AGENTS

BEST ESTATE AGENT GUIDE AWARDS 2025 BEST SALES LARGE AWARDED FOR MARKETING | SERVICE | RESULTS

Beacon Heath, Beacon Heath, Exeter, EX4

Approximate Area = 908 sq ft / 84.3 sq m
Outbuilding = 108 sq ft / 10 sq m
Total = 1016 sq ft / 94.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Bradleys. REF: 1542069

DESCRIPTION

This property is for sale by traditional online auction, powered by Bamboo Auctions. Place a bid on www.bradleys-online-auctions.co.uk by 12pm on Monday 14th December 2026.

The property was believed to have been built in the 1930's and was originally designed as a 3 bedroomed house. The former ground floor bathroom has been converted into a cloakroom/utility and the former 3rd bedroom is now a very spacious 1st floor bathroom.

The accommodation briefly comprises lean to entrance porch extension with double doors opening into the living room. Towards the rear of the property is a good sized kitchen and separate utility room/cloakroom. To the rear of the kitchen there is a small single storey extension.

On the first floor there are 2 double bedrooms and an incredibly spacious bathroom which includes an additional area over the side pedestrian walkway.

The house needs general modernisation, but offers scope to significantly increase the value.

Outside there is a car hardstanding area with a shared side walkway opening onto an enclosed garden with block built store.

LOCATION

Beacon Heath is popular residential suburb of Exeter, which is located within easy reach of the City Centre via frequent bus services. The City offers an excellent variety of restaurants and shops together with links nationally via the M5 motorway and mainline train stations. Beacon Heath itself provides a range of local facilities including schools, local convenience stores and a supermarket with petrol station.

DIRECTIONS

What3words: ///clip.badly.reef

MATERIAL INFORMATION

- Tenure: Freehold
- Council Tax Band: Band B - Exeter City Council
- Energy Performance Certificate: The property is in Band TBC
- Utilities: All Mains Services
- Flood Risk: Very Low Risk (Rivers & Seas) & (Surface Water)
- Heating: Gas Central Heating
- Parking: Off street car hardstanding in front of the house plus further on street parking if needed.
- Agents Note: On completion the Buyer shall pay the Seller the sum of £392.59 being a contribution to the cost of the property searches that have been provided by the Seller to the Buyer.











Property Fact Sheet Ref:
CSD265590.2 (10/11/2026-KR)

Bradleys Estate Agents
47 North Street, Exeter, Devon, EX4 3QR
Tel. **01392 493300**
Email. **exeter@beagroup.co.uk**

IMPORTANT PLEASE READ: These sales details are a guide only and all plans and measurements are approximate. We recommend a thorough viewing of the property before making an offer. If there is any feature about a property that is important to you, please make an enquiry with our local branch before committing to a buying decision. These sales details do not constitute a contract of sale. Bradleys Estate Agents are obliged by law to carry out AML due diligence with any buyer prior to instructing a sale and there will be a charge of £30 per buyer for this. No apparatus, fixtures/fittings or services have been tested, and these details do not constitute a survey or otherwise.

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. In addition, a non-refundable buyers fee of £6000 or 4.2% + VAT applies, whichever is the greater (in addition to the purchase price) will be charged to the successful bidder payable on the day of the auction on exchange of contracts. The deposit (10% of the purchase price) is to be paid to the vendor's solicitor by 12pm the next business day from the date of the auction/sales memorandum. Completion is to take place within 20 workings days from exchange. Please see the contents of the legal pack for any additional buyer's fees.

* 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 Bradleys 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.

Refreshing the Page - To make sure that you are seeing the latest information for the property, we recommend you refresh the page. This ensures you're seeing live information and not stored (cached) data. If the page disconnects from the Internet, refreshing the page will show the latest information.

Disclaimer - These particulars do not form part of any contract or offer. Where there is a conflict between the contents of the legal documents and these particulars, the information contained in the legal documents shall prevail.