



3 ROCK TERRACE PLYMOUTH, PL7 1QF

GUIDE PRICE:
FREEHOLD

*Guide Price £110,000 (+ fees). For sale via Livestream Unconditional Auction on 26/03/2024 at 2pm. A freehold mid-terrace 3 bedroomed property in need of modernisation! Vacant possession. Full legal pack available to download, free of charge, via Auction House website.

This character property is located in a popular residential area of Plympton, close to Saltram, and with good access to the Ridgeway, transport links and amenities. A great opportunity for an investor to modernise and improve to let/sell. The property briefly consists of a hallway, lounge, kitchen/diner, bathroom and three bedrooms (2 doubles). The property also has PVCu double glazing, gas central heating, front garden and a long rear garden.



3 ROCK TERRACE

- Online Unconditional Livestream Auction on 26th March 2024 at 2pm
- Requires Modernisation
- Three Bedrooms
- Front & Rear Gardens
- No Chain



ACCOMMODATION

GROUND FLOOR

Hallway

Lounge - 12'1" x 11'1" (3.69m x 3.39m)

Kitchen / Diner - 11'1" x 10'6" (3.39m x 3.20m)

Bathroom

FIRST FLOOR

Bedroom 1 - 12'10" x 10'10" (3.92m x 3.30m)

Bedroom 2 - 11'2" x 9'8" (3.40m x 2.94m)

Bedroom 3 - 7'9" x 6'11" (2.36m x 2.10m)

Jointly Marketing with Auction House South West:

VIEWINGS

Weekly block viewing sessions will be provided in the lead up to the auction. Please telephone Moving On to book a viewing slot.

NOTICE TO BIDDER

Please be aware that if your Bid is successful on Auction day the exchange of contracts will happen immediately after the Auction.

FULL DETAILS

Photographs, Dimensions, Floor Plans and Area Measurements (when available) are included within our full details online on our website. All published information is to aid identification of the property and is not necessarily to scale.

Energy Efficiency Rating (EPC)

Current Rating TBC

Local Authority

Plymouth City Council

Solicitors

22 Law Solicitors, 22 Front Street, Ref: Claire Stanton, Tel: 0191 488 4950

Offered in association with
Moving On Estate & Letting Agents

Important Notice to Prospective Buyers:

We draw your attention to the Special Conditions of Sale within the Legal Pack, referring to other charges in addition to the purchase price which may become payable. Such costs may include Search Fees, reimbursement of Sellers costs and Legal Fees, and Transfer Fees amongst others.

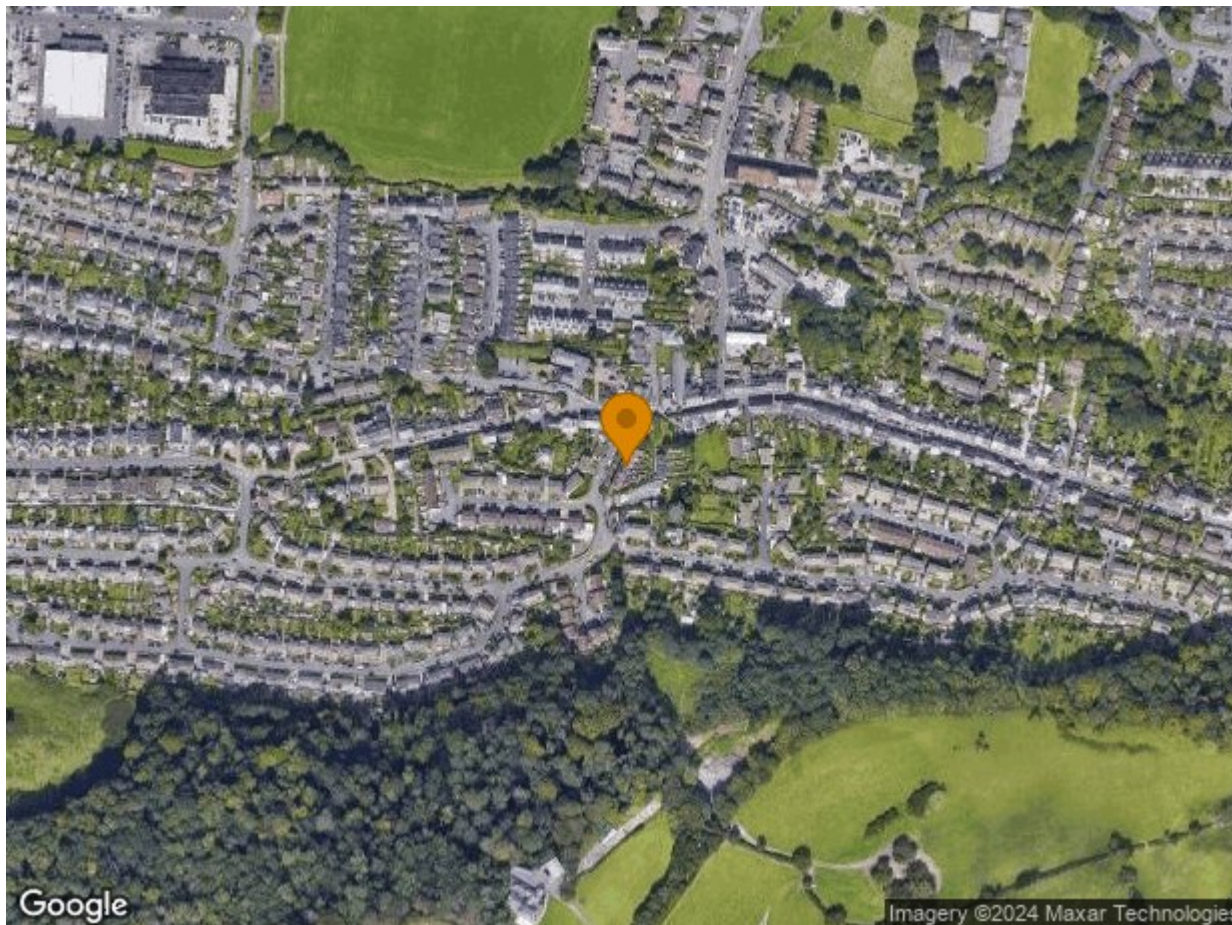
Additional Fees

Administration Charge - £1200 inc VAT payable on exchange of contracts.

Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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