



67 UNDERWOOD ROAD, PLYMPTON
PLYMOUTH, PL7 1TA

AUCTION GUIDE - £100,000 +
FREEHOLD

****SOLD POST AUCTION**** Similar Property Required

Period Terraced Cottage needing renovation.

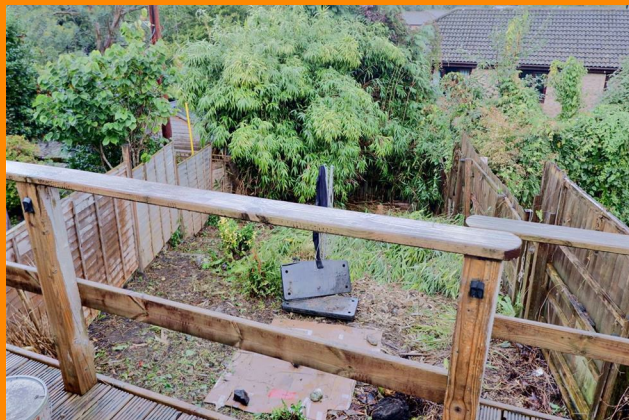
This character cottage has accommodation which comprises a porch, living area, dining area, kitchen, bathroom and two good sized bedrooms. There is also a rear garden, PVCU double glazing and gas central heating.

For Full details or Sales Pack contact Auction House visit www.auctionhouse.co.uk/southwest
Call for information regards to viewing times and dates.



67 UNDERWOOD ROAD

- Auction Guide - £100,000 (Plus Fees)
- 2 Bedrooms and Bathroom
- GCH, uPVC DG
- Requiring Modernisation
- Lounge, Dining Area and Kitchen
- Garden



Entrance

uPVC framed glass door into:

Porch:

Door to:

Lounge Area: 4.21m x 3.57m (13'9" x 11'8")

(at max points). Exposed stone chimney breast and alcoves. Window to front and two steps down to:

Dining Area: 4.07m x 2.40m (13'4" x 7'10")

Window to rear, stairs to first floor, radiator and door through to:

Hall:

Window to side. Doorways off to:

Bathroom: 2.91m x 1.6m (9'6" x 5'2")

Panelled bath with shower over, pedestal wash hand basin and low level wc. Radiator and extractor.

Kitchen: 3.52m x 2.68m (11'6" x 8'9")

Basic range of wall and base units with work surfaces over and splashbacks. Built in oven and hob, stainless steel sink unit. Window to the rear and door to the side.

Wall mounted Combination boiler that provides hot water and central heating systems

Landing:

Doors to:

Bedroom 1: 4.23m x 2.78m (13'10" x 9'1")

(max into alcove). Radiator and window to the front

Bedroom 2: 3.79m x 3.09m (12'5" x 10'1")

Reduced head height to one side. Window to rear and radiator.

Outside:

To the rear is a decked area leading down onto a good sized garden area that currently has just been cleared.

Useful Information:

Council - PCC

Council Tax Band - B (£1808.67 pa 25/26)

Heating - Gas

Parking - On Street - First Come First Served

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.

Additional Fees

Buyer's Premium - £1200 inc VAT payable on exchange of contracts.

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
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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