



11 Branson Court

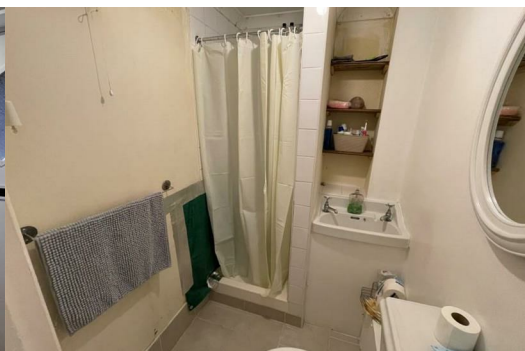
Plympton, Plymouth, PL7 2WU

£140,000



Situated in a cul-de-sac position this mid-terraced property is split into two self contained apartments and is currently let producing a combined rental income of £860 per month, although this has the potential to be increased in line with current rental pricing.

Making a shrewd investment purchase, the properties accommodation comprises a lower ground studio apartment with kitchen, shower room and bedroom / lounge. The ground and second floor maisonette comprises a hallway, open plan kitchen / living room, bathroom and double bedroom. The property offers an off road parking space, rear garden and partial central heating (ground and first floor).



BRANSON COURT, PLYMPTON, PLYMOUTH, PL7 2WU

ACCOMMODATION

LOWER GROUND FLOOR

KITCHEN 10'0" x 9'7" (3.05m x 2.93m)

SHOWER ROOM

LOUNGE/BEDROOM 13'2" x 9'7" (4.02m x 2.93m)

FIRST & SECOND FLOOR

KITCHEN/LIVING ROOM 7'9" x 9'7" (2.38m x 2.93m)

BEDROOM 10'7" x 9'7" (3.24m x 2.93m)

BATHROOM

AGENTS NOTE

Plymouth City Council

Council Tax Band: A

AUCTIONEERS INFORMATION

AUCTIONEERS NOTE

There are currently no tenancy agreements available for the two apartments although a rent schedule is available within the legal pack which is free to download from our website.

VIEWINGS

Weekly block viewing sessions will be provided in the lead up to the auction. Please telephone Auction House South West T: 03456 461361 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 E48 and C72

Local Authority: Devon County Council

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

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.

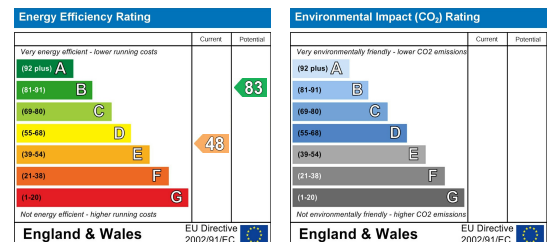
Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Area Map



Floor Plans

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.