





DC
LANE

SELL • LET • MANAGE

Lipson Vale, Plymouth, PL4 7HF
Auction Guide £110,000 Freehold

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Lipson Vale

Plymouth, PL4 7HF

- Online Unconditional Livestream Auction On 9th May 2024 At 14:00pm
- Requiring Refurbishment Throughout
- Four Bedrooms
- Former Post Office Used As A Family Home
- Current EPC Rating E39
- Legal Pack Available To Download Free Of Charge
- Accommodation Over Three Floors
- Popular Residential Location
- Rear Courtyard Garden
- See Additional Fees Note

FOR SALE BY AUCTION in association with AUCTION HOUSE

*Guide Price | £110,000 (plus fees) For Sale via live stream unconditional auction on 09/05/2024 at 2:00pm. A four bedroom end of terrace property requiring refurbishment throughout. Close to good schooling and local amenities. Enquire about the Legal pack available to download free of charge.

Situated within a popular residential area, close to good schooling and regular transport links into Plymouth city centre as well as easy access to the A38. This former post office has been used as a family home for a number of years however, now requires modernisation/refurbishment throughout. The property does still retain some elements of its previous role.

This charming and quirky property offers good potential for either a family home or to convert to apartments, subject to necessary consents. The accommodation which is arranged over three floors and spans across 2,000 square feet comprises on the first floor of four good sized bedrooms, shower room and separate wc. The ground floor compromises of a lounge and the old postal reception with the original counters, now an additional living room. To the basement there's a large kitchen, dining room, store rooms and large covered utility area leading to the rear garden. Externally, the private garden has a paved area and steps giving pedestrian access.

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

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



Ground Floor

Living Room 13'1",78'8" x 25'1" (4.24 x 7.66)

Lounge 13'11" x 14'6" (4.25 x 4.44)

Utility Room 8'9" x 6'9" (2.67 x 2.06)

First Floor

Bedroom One 13'10" x 13'1" (4.24 x 4.01)

Bedroom Two 13'10" x 11'5" (4.24 x 3.49)

Bedroom Three 8'1" x 15'7" (2.48 x 4.76)

Bedroom Four 7'10" x 8'11" (2.41 x 2.72)

Shower Room 6'2" x 5'11" (1.88 x 1.81)

WC 5'4" x 3'1" (1.63 x 0.94)

Lower Ground Floor

Kitchen 13'2" x 13'0" (4.02 x 3.97)





Dining Room	13'2" x 11'1" (4.02 x 3.40)
Utility Room	22'7" x 14'6" (6.90 x 4.44)
Store Room	8'9" x 6'10" (2.67 x 2.10)
Store Room	7'1" x 6'10" (2.16 x 2.10)

Directions

From the DC lane office Head south on Connaught Ave and turn right then 2nd left pnto Ashford Rd. Continue along and down to Alexandra Rd. Turn left and continue along Lipson Vale, the property can be found on the right

Council Tax Band: B





Floor Plans

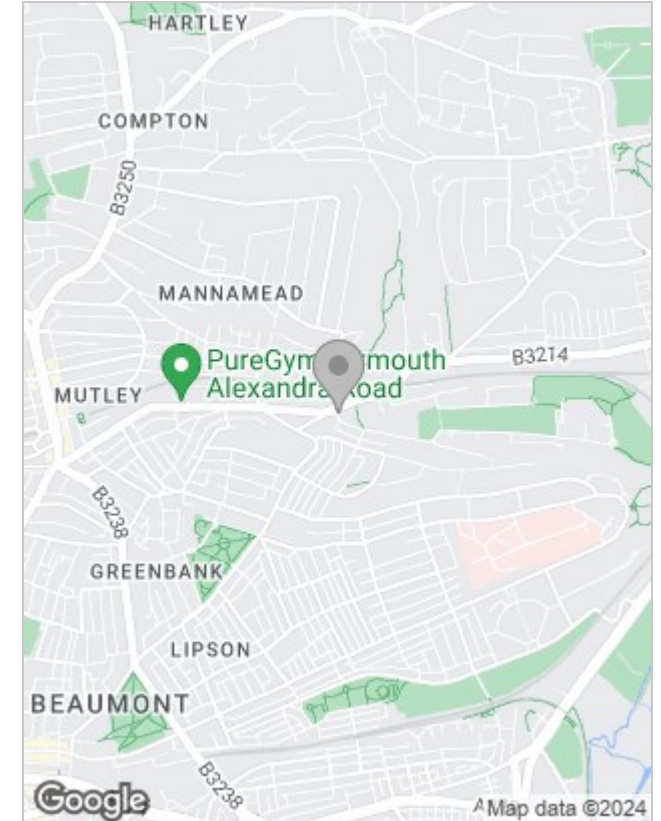


Viewing

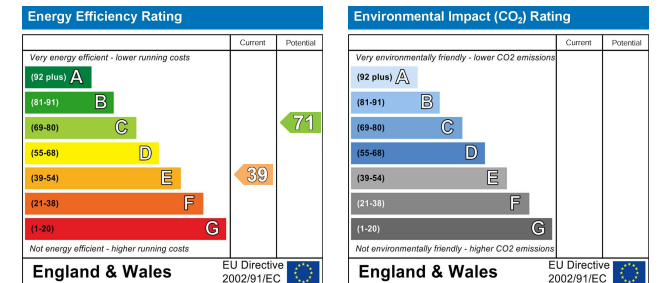
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph



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