



Connells

Cambridge Road
Plymouth



Property Description

MODERN METHOD OF AUCTION - Step back in time and embrace the charm of yesteryears with this inviting three double bedroom period home, waiting for your personal touch to restore its former glory. Discover the potential within this property with a utility room and a bathroom providing essential amenities while offering a canvas for modernisation to suit your individual style and preferences. This unique property is being sold via the modern method of auction, providing a transparent and efficient way to secure your dream home with the flexibility and convenience that suits your needs.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

Door into entrance hall.

Entrance Hall

Stairs rising to the first floor with storage beneath.

Lounge

12' 6" x 12' 5" (3.81m x 3.78m)

Double glazed window to the front elevation. Feature fireplace. Opening through to the dining room.

Dining Room

13' 6" x 10' 4" (4.11m x 3.15m)

Alcove storage. Feature fireplace. Double glazed window to the rear elevation.

Kitchen

13' 2" x 9' 4" (4.01m x 2.84m)

A range of wall and base units with worktops above. Sink with mixer tap. Double glazed window to the side elevation. Door to utility room.

Utility

9' 4" x 5' 5" (2.84m x 1.65m)

Plumbing for a washing machine. Worktop above. Door to the bathroom.

Bathroom

Panel bath with shower above, low level w.c. and pedestal sink. Obscured double glazed window to the rear elevation.

Upstairs Landing

Bedroom 1

15' 1" x 12' 5" (4.60m x 3.78m)

Double glazed window to the front elevation. Built in storage.

Bedroom 2

10' 9" x 13' 3" (3.28m x 4.04m)

Double glazed window to the rear elevation. Built in storage.

Bedroom 3

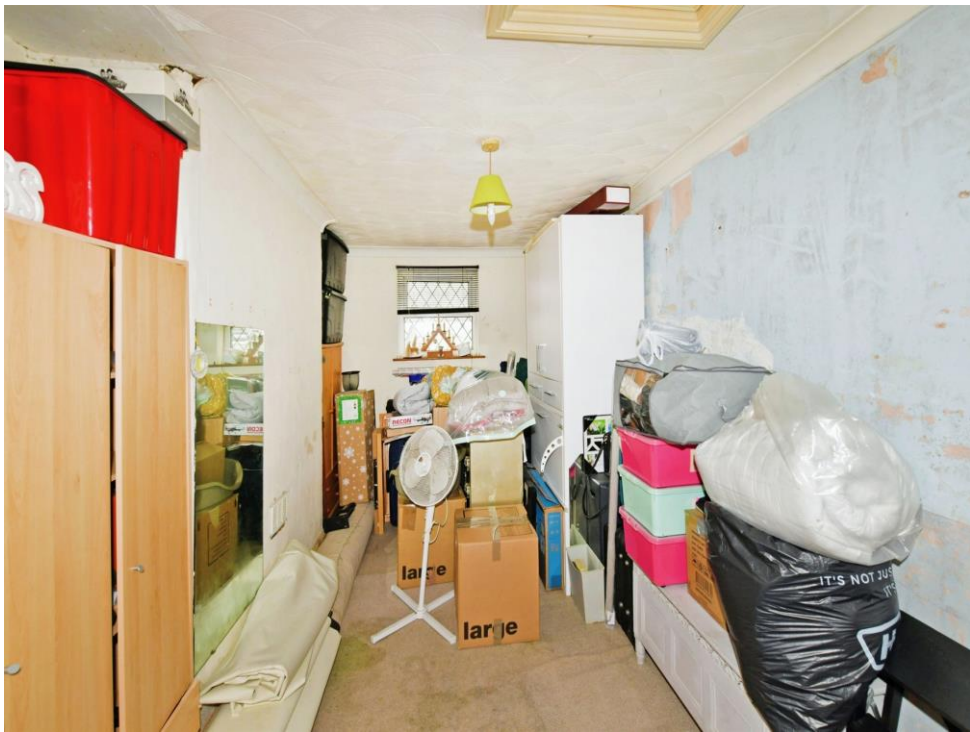
9' 5" x 14' 6" (2.87m x 4.42m)

Double glazed window to the rear elevation.

Outside

The property has a small front garden and a fully enclosed rear courtyard.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01752 351616
E stbudeaux@connells.co.uk

15 Victoria Road St Budeaux
PLYMOUTH PL5 1RW

EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/SBU108634



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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