



Connells

Henderson Place
Plymouth



Property Description

MODERN METHOD OF AUCTION - Seize the chance to acquire this two-bedroom house with a commercial history and unlock its potential through the modern method of auction. Whether you're an investor, a homeowner, or a visionary entrepreneur, this property offers endless opportunities for growth and creativity. Enjoy a seamless transition with no chain and vacant possession, providing you with the convenience and flexibility to move in or embark on your project without delays.

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.

Ground Floor

Front Room

10' 7" into bay x 16' 8" max (3.23m into bay x 5.08m max)

Double glazed door and double glazed bay window to the front elevation.

Kitchen

12' 9" max x 12' 2" max (3.89m max x 3.71m max)

Double glazed window to the rear elevation.

W.C.

Low level w.c. and a wash hand basin. Obscured double glazed window to the side

elevation.

Utility

Double glazed window to the side elevation.
Boiler.

Utility

Door to the side elevation.

First Floor

Landing

Stairs rising to the second floor with storage beneath. Double glazed window to the side elevation.

Bedroom 1

Double glazed bay window to the front elevation.

Bedroom 2

Double glazed window to the rear elevation.

Bathroom

Corner bath, low level w.c and a pedestal sink. Obscured double glazed window.

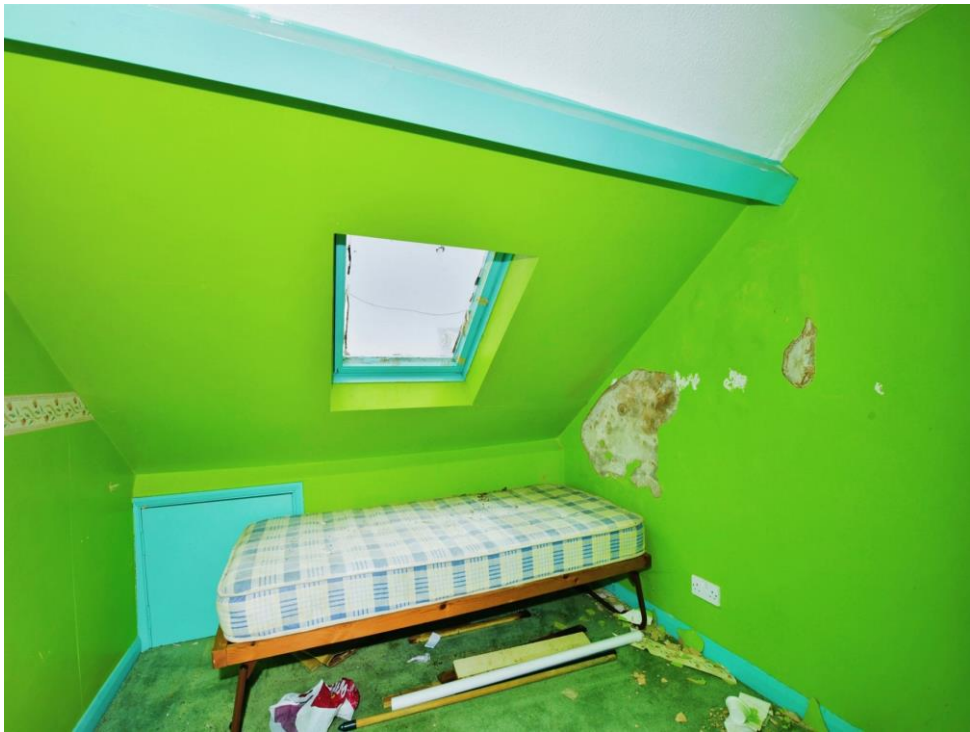
Second Floor

Loft space split into two separate areas.
Eaves storage.

Outside

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

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15 Victoria Road St Budeaux
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EPC Rating: G Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/SBU108668



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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