



**Connells**

St. Levan Road  
Plymouth



### Property Description

This property is being sold via the Modern Method of Auction, a secure and transparent process that allows for an efficient and straightforward purchase. The property includes a spacious double garage fitted with an electric roller door, providing secure parking and additional storage space. A significant bonus is the fully boarded loft space, ideal for storage or offering the possibility of conversion, subject to the necessary consents. While perfectly livable, the property offers an exciting blank canvas for modernisation and personalisation, allowing you to design the home to your taste. With no onward chain, the buying process is simplified, ensuring a quicker and smoother transaction. Whether you're a first-time buyer, an investor, or someone looking to upsize, this property represents an exciting opportunity to acquire a home with immense potential in a sought-after location.

### 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 the entrance hall.

### Entrance Hall

Stairs rising to the first floor with storage beneath.

## Lounge

16' 1" into bay x 12' 4" max ( 4.90m into bay x 3.76m max )

Double glazed bay windows to the front elevation. Feature fireplace. Radiator.

## Dining Room

13' 9" max x 9' 10" max ( 4.19m max x 3.00m max )

Double glazed window to the rear elevation.

## Kitchen / Diner

21' 1" x 9' 5" max ( 6.43m x 2.87m max )

A range of wall and base units with worktops above. Stainless steel sink and drainer with mixer tap. Cooker point with stainless steel extractor hood. Wall mounted boiler. Two double glazed windows to the side elevation.

## Utility / W.C.

Low level w.c.

## Upstairs Landing

Traditional split landing.

## Bedroom 1

16' 3" max x 13' 8" max ( 4.95m max x 4.17m max )

Two double glazed windows to the front elevation. Radiator.

## Bedroom 2

16' 2" plus door recess x 9' 6" max ( 4.93m plus door recess x 2.90m max )

Double glazed window to the rear elevation. Radiator.

## Bedroom 3

13' 9" max x 9' 8" max ( 4.19m max x 2.95m max )

Double glazed window to the rear elevation. Radiator.

## Bathroom

Panel bath with electric shower above. low level w.c. and pedestal sink. Radiator. Double glazed window to the side elevation.

## Loft Space

The property has a spacious boarded loft space with a double glazed window to the roof.

## Garage

16' 10" x 16' 4" ( 5.13m x 4.98m )

Double garage with electric roller door.

## 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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: Awaited**

Tenure: Freehold

**view this property online [connells.co.uk/Property/SBU108798](http://connells.co.uk/Property/SBU108798)**



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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