



Flat First Floor Wolseley Road Plymouth PL5 1TE

for sale guide price
£90,000



Property Description

The property boasts two spacious and well-proportioned bedrooms, perfect for a small family or professionals. It comes with a sitting tenant, providing immediate rental income potential. A convenient parking space is located at the rear of the property, ensuring hassle-free parking. Situated on the first floor, the flat offers a good level of privacy and natural light. The sale is chain-free, allowing for a smoother and quicker transaction.

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 Hall

Lounge

17' 3" x 13' 2" (5.26m x 4.01m)

Double glazed window to the front elevation. Feature fireplace. Radiator.

Kitchen

16' 11" x 10' 5" (5.16m x 3.17m)

A range of wall and base units with worktops above. Integrated oven with countertop gas hob. Wall mounted boiler. Stainless steel sink with mixer tap. Double glazed window to the side elevation.

Bedroom 1

13' 4" x 11' 4" (4.06m x 3.45m)

Double glazed window to the rear elevation. Feature fireplace.

Bedroom 2

9' 1" x 5' 11" (2.77m x 1.80m)

Double glazed window to the rear elevation.

Bathroom

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

Outside

The property has an off road parking space at the rear.









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

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EPC Rating: D

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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