



Not for marketing purposes INTERNAL USE ONLY

Clyde Street
Plymouth



Property Description

This is a rare opportunity to acquire a two-bedroom mid-terrace house in the popular Ford area of Plymouth. The property is offered to the market as a complete renovation project. It represents a fantastic chance for a builder, investor, or hands-on purchaser to create a modern, stylish home or a high-yielding rental property in a fantastic location.

Ford is highly desirable and family-friendly suburb of Plymouth, renowned for its excellent local amenities. The area boasts a range of shops, cafes, reputable schools, and green spaces, including the nearby Parkfield Park. The property benefits from superb transport links, with easy access to the A38 for connections to Cornwall, Exeter, and the M5 as well as regular bus services into Plymouth city centre.

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

11' 5" x 12' 6" (3.48m x 3.81m)

Kitchen/Dining Room

13' 2" x 11' 4" (4.01m x 3.45m)

Bathroom

W.C

Upsatirs Landing

Bedroom 1

12' 6" x 11' 8" (3.81m x 3.56m)

Bedroom 2

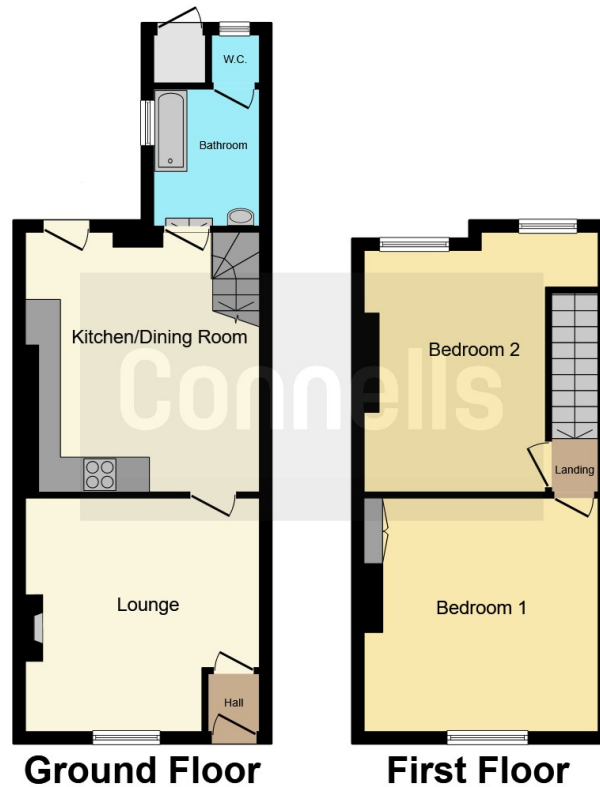
13' 9" x 9' 7" (4.19m x 2.92m)

Outside

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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EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

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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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