



**Connells**

Park Street  
PLYMOUTH





## Property Description

On the ground floor, a substantial lounge with log burner can be found alongside a large second reception room. modern fitted flooring gives access to a stunning kitchen with island creating a real hub of the residence, which flows effortlessly into a further dining room with skylight. Both of these rooms provide access to the rear sun trap.

On the first floor, a large double bedroom with original fireplace and double glazing to the rear, primary bedroom with modern fitted wardrobes and dual aspect windows to the front. The first floor also benefits from a shower room with w.c and a further bathroom with ample space offering a bath with separate shower. On the landing of this floor a convenient utility space.

The top floor has three good sized bedrooms and additional storage space finishing off this perfect family home.

Externally, easy on street parking can be found with a quaint and quiet rear garden to the rear.

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## 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

## Lounge

14' 4" x 14' ( 4.37m x 4.27m )

## Dining Room

12' x 14' 7" ( 3.66m x 4.45m )

## Kitchen

10' 8" x 16' ( 3.25m x 4.88m )

## Breakfast Room

11' 2" x 12' 2" ( 3.40m x 3.71m )

## First Floor

### Bedroom One

16' 3" x 13' 9" ( 4.95m x 4.19m )

### Bedroom Two

11' 1" x 14' 2" ( 3.38m x 4.32m )

## Bathroom

## W.C.

## Second Floor

### Bedroom Three

12' 2" x 12' 10" ( 3.71m x 3.91m )

### Bedroom Four

10' 7" x 14' 3" ( 3.23m x 4.34m )

### Bedroom Five

6' 3" x 10' 6" ( 1.91m x 3.20m )

## Storage













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)

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**EPC Rating: D**

**view this property online** [connells.co.uk/Property/PLH312058](http://connells.co.uk/Property/PLH312058)

Tenure: Freehold



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