



**Connells**

Spruce Gardens  
Plymouth





## Property Description

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, granting 56 days for completion with an aim to exchange contracts 28 days from the date the buyer's solicitor is in receipt of the draft contracts. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 4.5% to a minimum of £6000 including VAT which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an 'Reservation Form' to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation from and all terms and conditions can be found in the Property Information Pack, which can be downloaded for free from the auction section of our website or requested from our Auction Department.

## 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

Double glazed window to the front elevation, two storage cupboards, door access to kitchen and lounge

## Lounge

13' 1" x 11' ( 3.99m x 3.35m )

Double glazed patio doors to the front elevation leading to the garden, gas fire, radiator

## Kitchen

5' 5" x 9' ( 1.65m x 2.74m )

Double glazed window to the front elevation, fitted kitchen with wall and base units, one and half bowl sink and draining board with mixer tap, space for washing machine, space for fridge freezer, integrated electric cooker, 4 ring gas hob, integrated extractor hood, new boiler, part tiled, radiator

## Landing

Door access to bedrooms and bathroom, loft access

## Bedroom One

10' 6" x 8' ( 3.20m x 2.44m )

Double glazed window to the front elevation, built in wardrobes and cupboard, radiator

## Bedroom Two

8' x 7' ( 2.44m x 2.13m )

Two double glazed windows to the front elevation, radiator

## Bathroom

Double glazed obscured glass window to the side elevation, bath with electric shower over, wash hand basin, low level wc, part tiled, part clad, radiator

## Garden

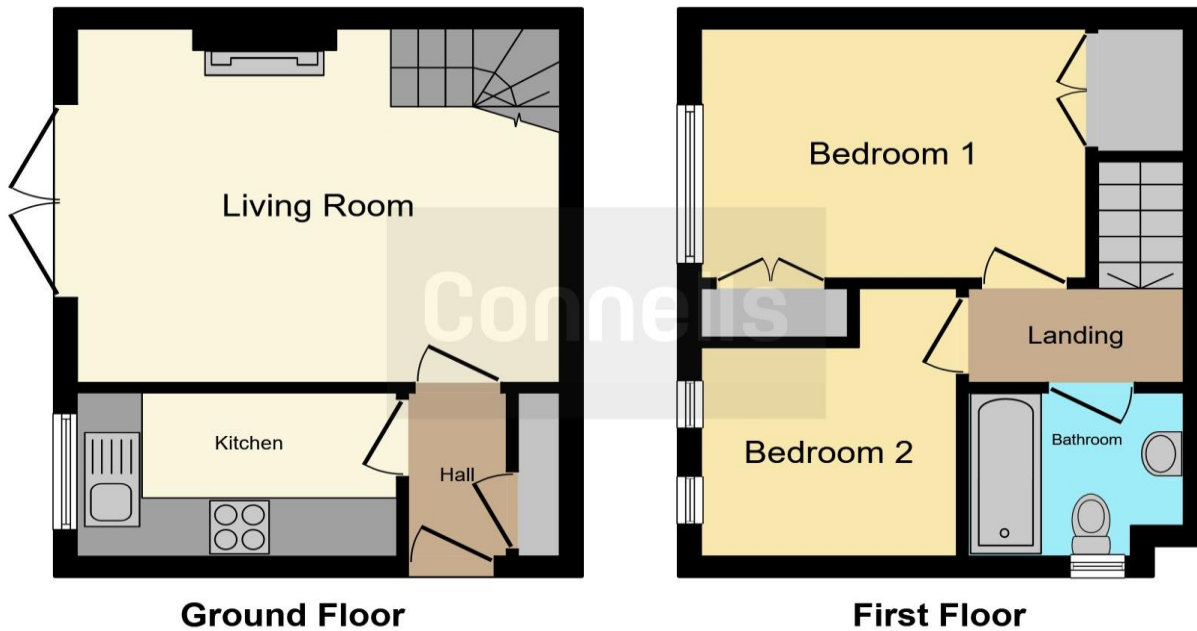
Low maintenance garden with slabs, access from the lounge, gate access

## Parking

Private driveway for one car







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**

**view this property online [connells.co.uk/Property/PLN307110](https://www.connells.co.uk/Property/PLN307110)**

Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: PLN307110 - 0004