



**Connells**

Vicarage Road  
PLYMOUTH



### Property Description

This two-bedroom semi-detached bungalow offers excellent potential for buyers to put their own stamp on. The property features two spacious bedrooms, two reception rooms, a shower room, and a separate WC.

Outside, there is a driveway, front garden, and an enclosed rear garden, providing plenty of outdoor space. A great opportunity to create a home tailored to your style and needs.

Due to the properties close proximity to the Ridgeway, you benefit from being a stones throw away from local restaurants, sports facilities and pubs. Award winning schools such as Hele's Secondary School and Old Priory Primary School, are just a short walk away.

Located in the desirable historical Plympton, this family home is on the outskirts of Dartmoor National Park and is a short drive to some beautiful beaches in the South Hams. The location has excellent transport links to Plymouth City Centre and easy access to the A38, Cornwall and Exeter. To truly appreciate what this property has to offer, then call today to register your interest!

### 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

Door leads into the entrance porch, there is a radiator and internal door leading to the hallway.

## Living Room

13' 8" max x 12' 6" max ( 4.17m max x 3.81m max )

Double glazed window to the side aspect, fireplace and radiator.

## Dining Room

12' 2" max x 14' 3" max ( 3.71m max x 4.34m max )

Double glazed window to the side aspect, fireplace and radiator.

## Shower Room

Comprising; Wash hand basin with vanity, WC, shower cubicle, towel radiator and obscured double glazed window to the side aspect.

## Separate Wc

Wc, wash hand basin with vanity, radiator and double glazed window to the front aspect.

## Kitchen

10' 3" max x 14' 2" max ( 3.12m max x 4.32m max )

Comprising; Matching wall and base units with complimentary work surface over, induction hob, extractor fan, one 1/2 bowl sink with drainer and eye level oven. There is a radiator and two double glazed windows to the rear and a door leading to the rear garden.

## Bedroom One

13' 8" x 11' 7" ( 4.17m x 3.53m )

Double glazed window to the side aspect and radiator.

## Bedroom Two

11' 3" max x 10' 1" max ( 3.43m max x 3.07m max )

Double glazed window to the side aspect and radiator.

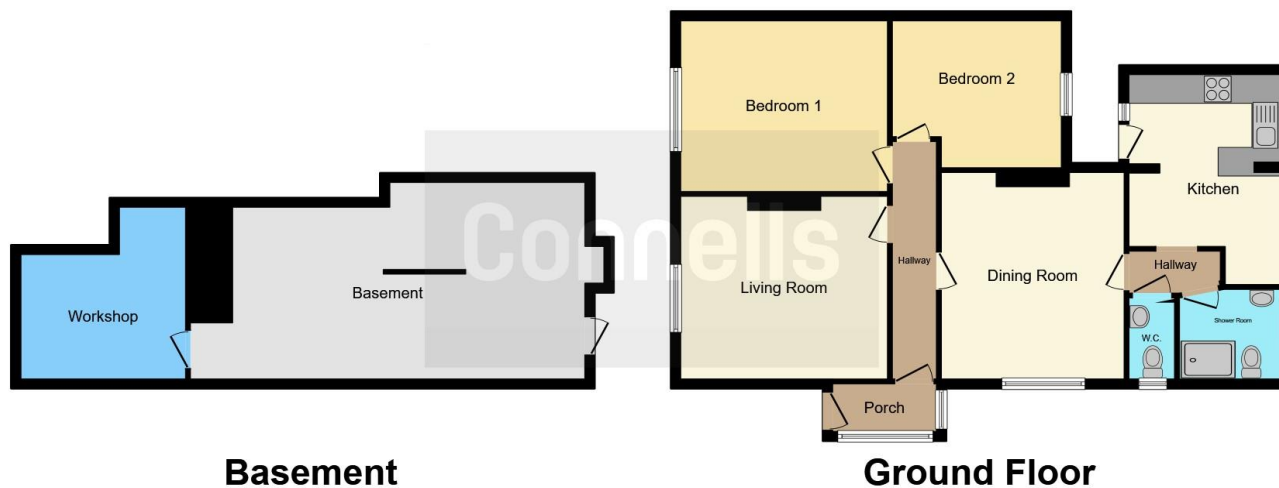
## Outside

To the rear of the property there is spacious enclosed garden, with patio area, decked area, raised planters and summer house. To the front of the property there is a driveway, gate leading to the rear garden and front garden laid to lawn.

## Basement / Storage

Good sized underhouse storage / workshop.





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: D Council Tax  
 Band: C

**view this property online [connells.co.uk/Property/PLN307328](http://connells.co.uk/Property/PLN307328)**

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.

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