



Connells

Dolphin Square
Plymouth



Property Description

Situated in a desirable location close to schools and local amenities, this well-presented three-bedroom semi-detached house is offered with no onward chain.

The property features a spacious kitchen/diner with a door leading to the side, a modern family bathroom, and a comfortable living space. Externally, there is an enclosed rear garden, a garage, and a driveway providing off-road parking.

Ideal for families or those looking for a convenient location, this home offers great potential.

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.

Lounge

15' 5" max x 11' 10" max (4.70m max x 3.61m max)

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

Kitchen

8' 8" x 14' 9" (2.64m x 4.50m)

Comprising; Matching wall and base units with work surface over, Induction hob, sink with drainer unit, eye level oven and space for undercounter appliances. There is a radiator, windows to the rear and side aspect and door leading to the side.

First Floor

Bedroom One

13' 7" max x 8' 5" max (4.14m max x 2.57m max)

Double glazed window to the front aspect, radiator and storage cupboard.

Bedroom Two

10' 8" x 8' 6" max (3.25m x 2.59m max)

Double glazed window to the rear aspect, radiator and storage cupboard.

Bedroom Three

10' 7" max x 6' 3" (3.23m max x 1.91m)

Double glazed window to the front aspect, over stairs storage cupboard and radiator.

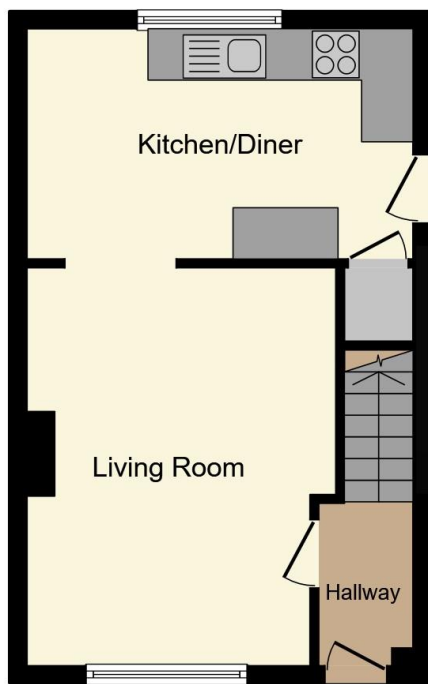
Bathroom

Comprising; Bath with shower over, WC, extractor fan and wash hand basin. There is an obscured window to the rear aspect.

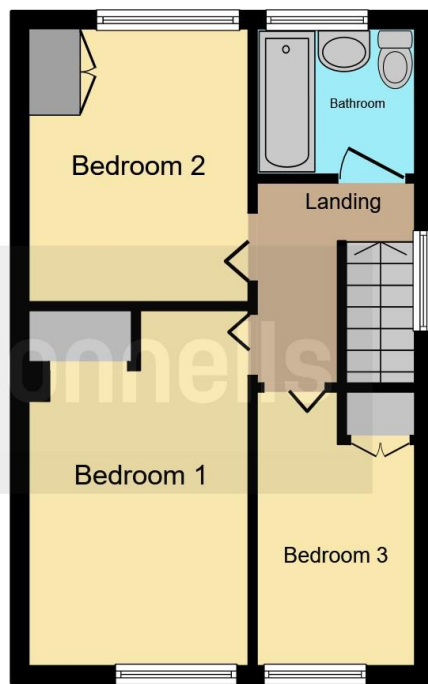
Outside

To the front of the property there is low maintenance front garden, with driveway leading to the garage. To the rear is a good sized enclosed garden mostly laid to lawn.

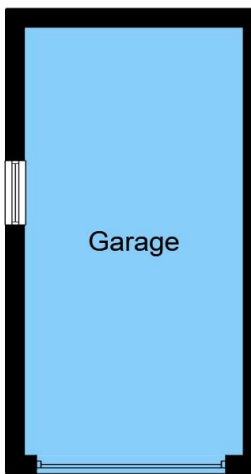




Ground Floor



First Floor



Garage

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: C

view this property online connells.co.uk/Property/PLK307092

Tenure: Freehold



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