

for sale

guide price **£110,000**



Billacombe Road Plymouth PL9 7EZ

Large 2 double bedroom upper floor apartment , with garden . Good location for easy access into Plymouth city centre.

The apartments benefit with large lockable ground floor storage , fully fitted kitchen , double doors to garden & Communal parking.

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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.

Communal Entrance

There is a large lockable, storage room located on the ground floor.

Entrance

Enter the property into the entrance hallway, there is a storage room housing the water tank and electric switch board.



Lounge / Diner

The lounge / diner has double glazed patio doors leading to out to an outside space.

Kitchen

Fully fitted

Bedroom One

Double bedroom

Bedroom Two

Double bedroom

Bathroom

Modern Bathroom

Communal Parking

Agents Note

Please note photos and floorplan used in the marketing of this property are not of this flat. They are of a similar flat in the same block to show comparison.

Agents Note 2

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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2A The Broadway Plymstock
 PLYMOUTH PL9 7AW

Property Ref: PLK307184 - 0003

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1200.00

Ground Rent: Ask Agent

view this property online connells.co.uk/Property/PLK307184

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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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