



Connells

Springfield Road
Plymouth



Property Description

MODERN METHOD OF AUCTION - Welcome to this inviting three-storey, two-bedroom home ideally suited to those seeking both practicality and character. On the ground floor, you'll find a well-appointed kitchen adjoining a dining room-perfect for entertaining or family meals. Ascend to the middle floor, where a bright, spacious lounge invites relaxation, complemented by a full family bathroom. On the top floor, there are two bedrooms - one generous master bedroom and a second bedroom that could work equally well as a guest room, children's room, or home-office. With its three-level layout, this house makes efficient use of space and is ideal for small families, professionals, or those seeking a compact but versatile home in a convenient area.

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.

Dining Room

18' max x 11' 6" (5.49m max x 3.51m)

Entrance from front door with window to the front aspect and radiator.

Kitchen

11' 2" x 7' 4" max (3.40m x 2.24m max)

Comprising; Matching wall and base units with complimentary work surface over, sink with drainer unit. hob with extractor fan over, double oven and integrated dishwasher.

Utility

16' 2" x 2' 7" (4.93m x 0.79m)

Plumbing for a washing machine.

Lounge

13' 1" x 10' 4" max (3.99m x 3.15m max)

Window to the front aspect, radiator and alcoves.

Bathroom

Comprising: Bath with shower over, wash hand basin, WC, storage cupboard and obscured double glazed window to the rear aspect.

Bedroom One

14' 5" max x 10' 7" max (4.39m max x 3.23m max)

Double bedroom with window to the front aspect.

Bedroom Two

11' 4" max x 7' 11" max (3.45m max x 2.41m max)

Double bedroom with window to the rear aspect and radiator.

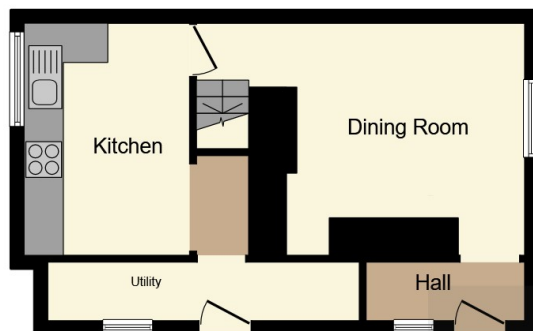
Outside

Rear garden space with grass.

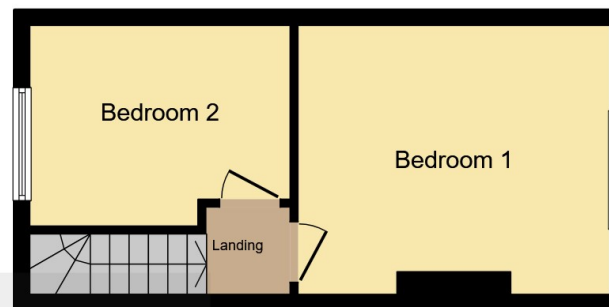




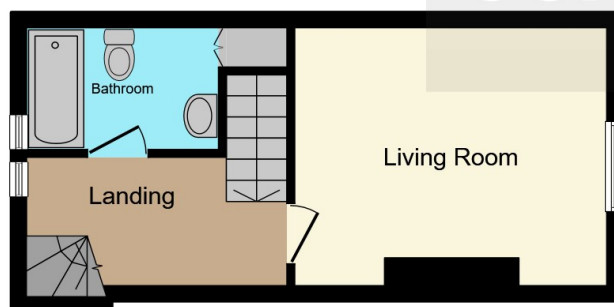




Ground Floor



Second Floor



First Floor

Connells

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

T 01752 481 577
E plymstock@connells.co.uk

2A The Broadway Plymstock
 PLYMOUTH PL9 7AW

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/PLK307413



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: PLK307413 - 0003