



Auctioneers Close, Plymouth PL7 1AH

welcome to

Auctioneers Close, Plymouth

*** NO CHAIN ***

A fantastic opportunity to purchase this TWO BEDROOM, TERRACED home which has a DOWNSTAIRS WC, a LEVEL REAR GARDEN, allocated PARKING space and is to be sold with NO CHAIN! Call Fox & Sons today to arrange your viewing!



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

Door to the cloakroom, lounge, storage cupboard, access to the kitchen, stairs to first floor and a radiator.

Cloakroom

WC, radiator pedestal sink and double glazed obscure window to front elevation.

Lounge

14' 11" x 13' (4.55m x 3.96m)

Two radiators, doors to rear garden and stairs to first floor.

Kitchen

6' 6" x 8' 1" (1.98m x 2.46m)

Wall and base units, worktop space, sink drainer, space for a washing machine, cooker and fridge freezer, double glazed window to front elevation.

First Floor Landing

Doors to both bedrooms, bathroom and loft access.

Bedroom One

13' max x 8' 3" max (3.96m max x 2.51m max)

Double glazed window to rear elevation, radiator and storage cupboard.

Bedroom Two

13' x 8' 3" (3.96m x 2.51m)

Two double glazed windows to front elevation and radiator.

Bathroom

A bath with mains shower, WC, pedestal sink, radiator and extractor fan.

Rear Garden

A low maintenance rear garden with plant beds, fence surround and side gate to parking.

Parking

The property benefits from an allocated parking space, to the side of the rear garden. to parking.



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Auctioneers Close, Plymouth

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two bedroom terraced home
- Level rear garden and allocated parking space

Tenure: Freehold EPC Rating: C
Council Tax Band: B

guide price

£180,000



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



Please note the marker reflects the postcode not the actual property

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Property Ref:
PYP104482 - 0002

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