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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

01/L/23 5349

Auction notes for 123 Bodmin Road, Plymouth, PL5 4AR

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the Plymouth Homes on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/ buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A **Legal Pack** associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. **It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.**

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Further Information...

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.

PLYMOUTH
HOMES ESTATE AGENTS



**123 Bodmin Road, Whiteleigh
Plymouth, PL5 4AR**

**FOR SALE VIA ONLINE
IMMEDIATE EXCHANGE OF
CONTACTS AVAILABLE
SOLD VIA 'SECURE SALE'
THREE BEDROOMS
TWO RECEPTIONS
GOOD SIZED GARDEN**

*We feel you may buy this property because...
'Of the spacious accommodation and lovely front outlook.'*

**Auction Guide
£170,000**

www.plymouthhomes.co.uk

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales
EU Directive 2002/91/EC

Number of Bedrooms

Three Bedrooms

Property Construction

Cavity Brick Walls

Heating System

Partial Central Heating

Water Meter

Yes

Parking

On Street Parking

Outside Space

Front and Rear Gardens

Council Tax Band

A

Council Tax Cost 2023/2024

Full Cost: £1,407.71

Single Person: £1,055.79

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: Nil

Second Home or Investment

Property: £5,700

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

What3words Location

///them.lined.foil

Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Very Low Risk

Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 220Mbps

Introducing...

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £170,000. This well-proportioned home enjoys a lovely front outlook towards grass and woodland opposite. Internally the accommodation comprises separate lounge, a refitted kitchen open plan into the dining room, three good sized bedrooms, modern shower room and a separate wc. Offered for sale with no onward chain Plymouth Homes advise an early viewing to appreciate this perfect first time or family home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a glazed entrance door with obscure double glazed side windows.

ENTRANCE HALL

With radiator, wood effect laminate flooring, stairs rising to the first-floor landing and an under-stairs storage cupboard.

LOUNGE

4.40m (14'5") x 3.39m (11'1")

With double glazed window to the front enjoying the open outlook towards woodland, wall mounted gas fire set in stone-built surround, wood effect laminate flooring, decorative dado rail, coving to ceiling.

KITCHEN

3.28m (10'9") x 2.93m (9'7")

Refitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, splashbacks, wall mounted boiler serving the heating system and domestic hot water, integrated dishwasher and washing machine, space for upright fridge/freezer, fitted eye level electric double oven, four ring electric hob with cooker hood above, double glazed window to the rear, wood effect laminate flooring, coving to ceiling, part glazed door opening to the rear garden, open plan into the dining room.

DINING ROOM

3.04m (10') x 2.93m (9'7")

With double glazed window to the rear, wall mounted gas fire (currently not connected), wood effect laminate flooring, coving to ceiling.



FIRST FLOOR

LANDING

With radiator and access to the loft space.

BEDROOM 1

3.93m (12'11") x 3.35m (11')

With double glazed window to the front enjoying the open outlook, radiator.

BEDROOM 2

4.36m (14'4") x 2.97m (9'9")

With double glazed window to the rear.

BEDROOM 3

3.35m (11') x 3.13m (10'3") max

With double glazed window to the front, built in storage recess.

SHOWER ROOM

1.71m (5'7") x 1.71m (5'7")

Fitted with a two piece suite comprising double shower enclosure with fitted shower above, vanity wash hand basin with cupboard storage under, tiled splashbacks, chrome radiator/towel rail, wall mounted mirror, obscure double glazed window to the rear, wood effect laminate flooring, built in storage cupboard.

WC

With obscure double-glazed window to the rear and fitted with a low level wc.

OUTSIDE:

FRONT

The front of the property is approached via a shared pathway leading to private garden and the main entrance. The garden is laid to lawn and enjoys the lovely outlook across grass and woodland. To the left side there is a covered walkway, shared with the neighbouring property, and leading to a private gate into the rear garden.

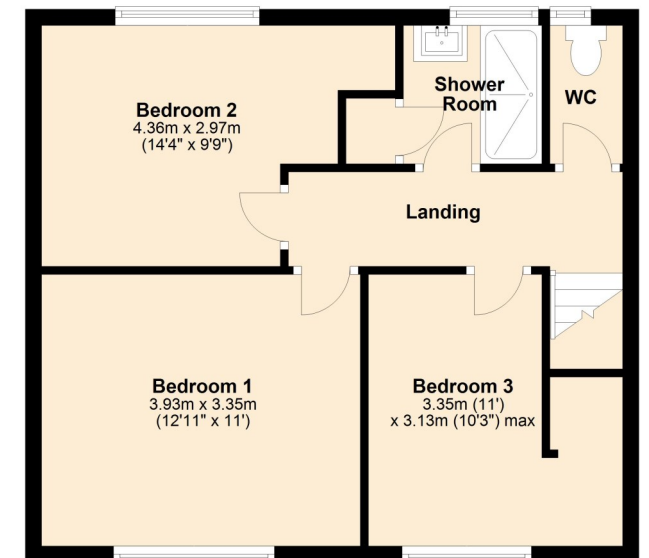


REAR

The rear of the property opens to a good-sized garden measuring **16.81m (55'2") x 6.96m (22'10")**. Adjoining the rear of the house is a lower courtyard area accessing the covered walkway to the front and two outside storage sheds. Steps then rise to the main garden area which is laid to lawn and all enclosed by

First Floor

Approx. 46.0 sq. metres (494.8 sq. feet)



Ground Floor

Approx. 41.2 sq. metres (443.8 sq. feet)

