



**Connells**

Station Road  
Keyham Plymouth



## Property Description

Being sold as one complete unit, this property is arranged over three levels. The basement contains a modern one-bedroom flat with a contemporary ensuite and an open-plan kitchen-lounge featuring a stylish fitted kitchen. The ground floor is currently used as a hair and nail salon, offering a ready-made commercial space. The first floor provides an additional one-bedroom flat, making this an ideal mixed-use investment opportunity.

## 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.

## Ground Floor Hair Salon

16' 9" x 12' 10" ( 5.11m x 3.91m )

Currently set as a hair and nail salon. Large double glazing window to the front elevation and a large double glazing window to the side elevation. White radiator.

## Ground Floor Nail Salon

12' 6" x 11' ( 3.81m x 3.35m )

Double glazing window to the rear elevation.

## First Floor

### Lounge

17' 5" x 12' 8" ( 5.31m x 3.86m )

Two double glazing windows to the front elevation. Traditional fireplace with white mantelpiece.

## Kitchen/Diner

12' 11" x 10' 11" ( 3.94m x 3.33m )

A range of matching wall and base units and worktops above. Stainless steel sink and drainer with dual mixer tap. Boiler. Plumbing for washing machine. The cooker is a built-in stainless steel gas hob and oven combination, designed to sit neatly within the kitchen countertop, with extractor fan above.

## Bedroom 1

16' x 9' 10" ( 4.88m x 3.00m )

Double glazing window to the rear elevation. White radiator. Storage cupboards.

## Bathroom

The walls are fully tiled in large, glossy beige marble-effect tiles. White close-coupled toilet. The sink is a compact white pedestal-style basin. The bathtub features a curved front panel, A glass shower screen is fitted on the right side of the bath, wall-mounted electric shower unit, positioned on the tiled wall above the bathtub.

## Basement

### Kitchen/Lounge

24' 4" x 15' 1" ( 7.42m x 4.60m )

Open-plan kitchen and lounge space, A range of matching wall and base units with worktops above. All cabinets are flat-fronted, with a smooth high-gloss finish in dark grey. Built-in electric oven, Above the oven is a black ceramic or induction hob, flush with the white countertop. Curved stainless-steel extractor hood. Stainless steel sink and drainer with dual mixer tap. Plumbing for washing machine. Large, modern breakfast bar.

Lounge area, Small double glazing window to the side elevation. White radiator.

## Bedroom 1

12' 3" x 11' 2" ( 3.73m x 3.40m )

Double glazing window to the side elevation. Bedroom fitted with an En-suite.

## En-Suite

This ensuite features a modern, open shower layout. The shower features a square chrome rainfall shower head, The walls are covered in large, light grey marble-effect tiles. The toilet is a standard close-coupled design, The sink is a white pedestal basin. Spotlights.

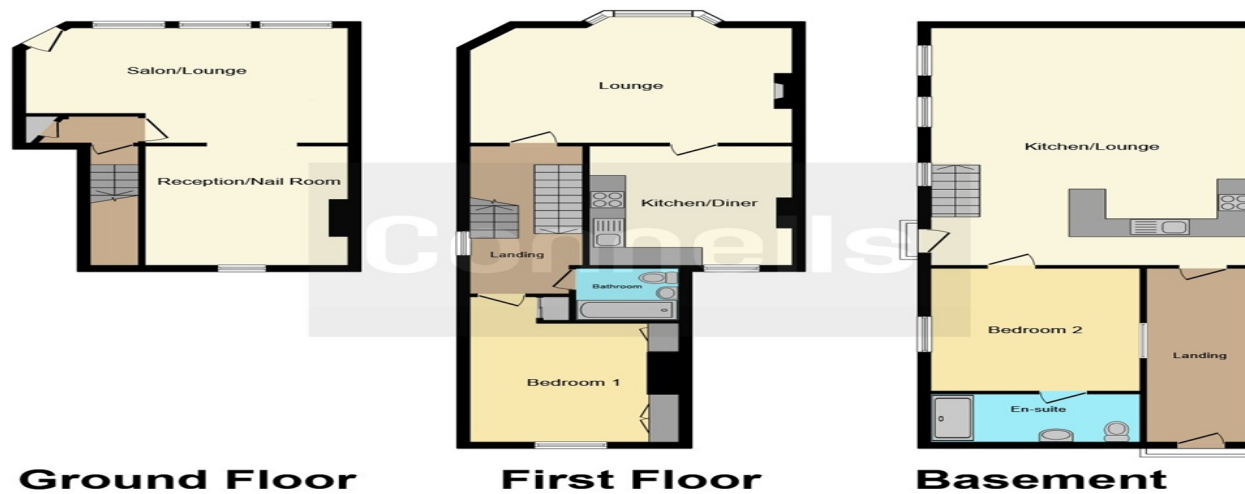
## Courtyard

Courtyard at rear of the property.









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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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/SBU109715](http://connells.co.uk/Property/SBU109715)**



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