





Property Description

Situated in the popular Longcause, Plympton, this well-presented three-bedroom home offers versatile and spacious accommodation, making it an ideal purchase for families, first-time buyers or those in need of additional living space.

The ground floor comprises a welcoming lounge, a study which could also be used as a fourth bedroom, and a stylish open-plan kitchen/dining room, creating a fantastic space for both everyday family life and entertaining. Upstairs, the property benefits from three bedrooms and a modern shower room.

Externally, the property enjoys a driveway providing off-road parking and an enclosed rear garden, perfect for relaxing, children's play, or outdoor dining .

Conveniently located close to local amenities, reputable schools and transport links, this property presents an excellent opportunity to acquire a flexible family home in a sought-after residential location.

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

Stairs rising to the first floor with storage beneath. Radiator.

Living Room

19' 11" max x 11' 11" max (6.07m max x 3.63m max)

Double glazed window to the front elevation. Radiator. Feature fireplace. Opening through to the kitchen/diner.

Study/ Bedroom 4

8' 4" x 8' 9" (2.54m x 2.67m)

Double glazed window to the side elevation. Radiator.

Kitchen/ Diner

17' max x 14' 7" max (5.18m max x 4.45m max)

Impressive open plan kitchen/diner. Peninsular island with seating beneath. Space for a range style cooker with an extractor fan above. Sink and drainer with stainless steel mixer tap. Space for washing machine, tumble dryer and dishwasher. Dual aspect double glazed windows to the front and side elevations. Double glazed doors leading out to the garden.

Upstairs Landing

Double glazed window to the side elevation. Loft access hatch.

Bedroom 1

11' 2" max x 8' 3" max (3.40m max x 2.51m max)

Double glazed window to the front elevation. Radiator.

Bedroom 2

11' 11" max x 7' 10" max (3.63m max x 2.39m max)

Double glazed window to the rear elevation. Radiator.

Bedroom 3

8' x 8' 5" (2.44m x 2.57m)

Double glazed window to the front elevation. Radiator.

Shower Room

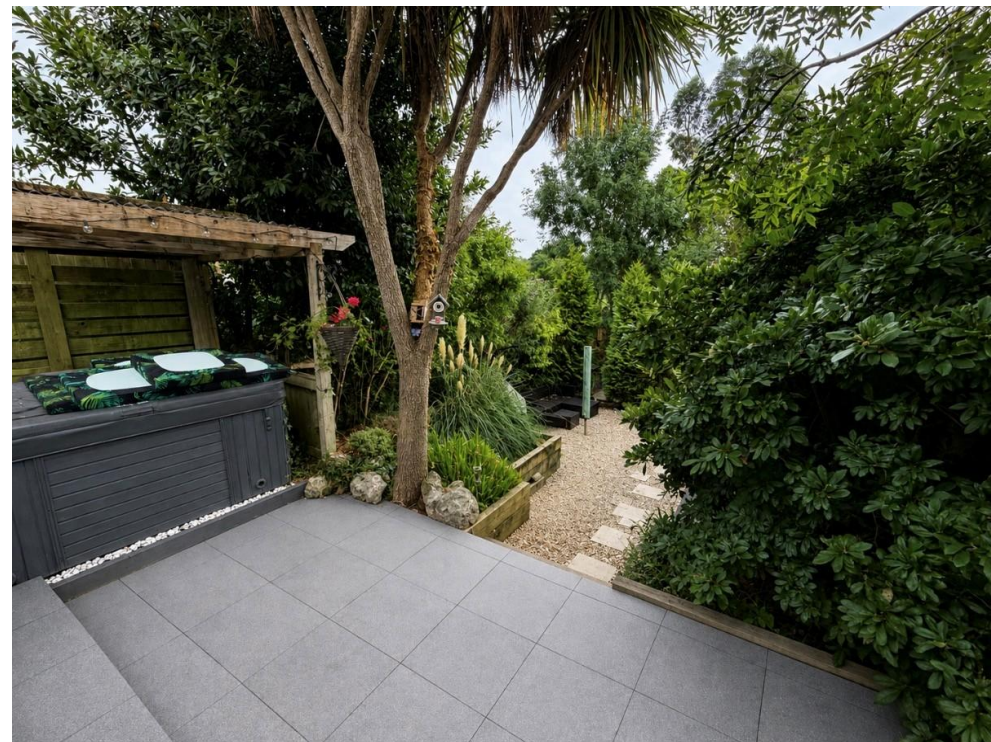
Corner shower enclosure, low level w.c. and vanity sink unit. Extractor fan. Obscured double glazed window to the rear elevation.

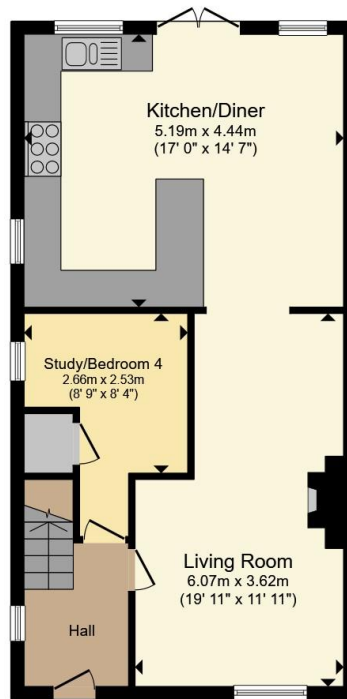
Outside

To the front of the property is a gravel driveway. The rear garden is laid to gravel and slabs with a range of mature plants and shrubs.

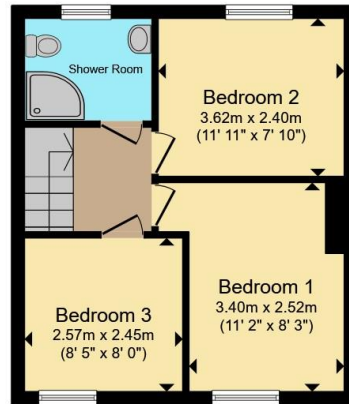
Agents Note

Some of the photos have been altered using AI to show the potential of some of the rooms, garden and front.





Ground Floor



First Floor

Total floor area 86.6 m² (932 sq.ft.) approx

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.propertybox.io

Connells



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EPC Rating: D Council Tax
Band: B

view this property online connells.co.uk/Property/PLN307793

Tenure: Freehold



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