



Connells

Elburton Road
Plymouth



Property Description

MODERN METHOD OF AUCTION - This property is being sold via the Modern Method of Auction, making it an exciting opportunity for a wide range of buyers. The accommodation is generous throughout, with a versatile layout that includes a loft conversion forming a master bedroom, complete with Velux windows allowing for plenty of natural light. The remaining rooms offer well-proportioned living space, ready for updating. Externally, the property benefits from a driveway providing off-road parking, leading to a garage, while to the rear is a lovely enclosed garden, ideal for relaxing or entertaining. The property also benefits from Solar Panels, which are owned outright and a home battery storage system.

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 Hallway

Electric heater.

Living Room

12' 2" max x 11' 10" max (3.71m max x 3.61m max)

Double glazed bay window to the front elevation. Electric heater. Log burner.

Dining Room

14' 5" max x 10' 9" max (4.39m max x 3.28m max)

Stairs rising to the first floor. Sliding patio doors into the conservatory. Electric heater.

Conservatory

10' 5" x 9' 6" (3.17m x 2.90m)
Double glazed conservatory with a side access door to the garden.

Kitchen

14' 9" max x 10' 8" max (4.50m max x 3.25m max)
Wall and base units with worktops above. Stainless steel one and a half bowl sink and drainer with mixer tap. Dual aspect double glazed windows. Cooker point. Electric heater. Fischer aquaficcient water heater (installed in October 2022). Double glazed uPVC door to the rear elevation.

Bedroom 2

12' max x 11' 9" max (3.66m max x 3.58m max)
Double glazed bay window to the front elevation. Electric heater. Built in wardrobes and storage.

Bedroom 3

10' 4" x 7' 3" (3.15m x 2.21m)
Electric heater. Double glazed window to the side elevation.

Bathroom

Panel bath with shower above and a combination toilet and sink vanity unit. Heated towel rail. Obscured double glazed windows to the side elevation.

First Floor

Bedroom 1

24' 1" max x 17' 5" max (7.34m max x 5.31m max)
The loft has been converted to create a spacious master bedroom with velux windows and eaves storage. Exposed beams. Electric heater.

En-Suite

Low level w.c. and a pedestal sink.

Outside

The property benefits from a driveway to the front and an attractive rear garden. The garden is mainly laid to lawn with a range of mature plants and shrubs.

There are Solar Panels to the roof which are owned outright.

Garage

14' 3" x 9' 5" (4.34m x 2.87m)
Up and over door. Power and light.

Agent's Note

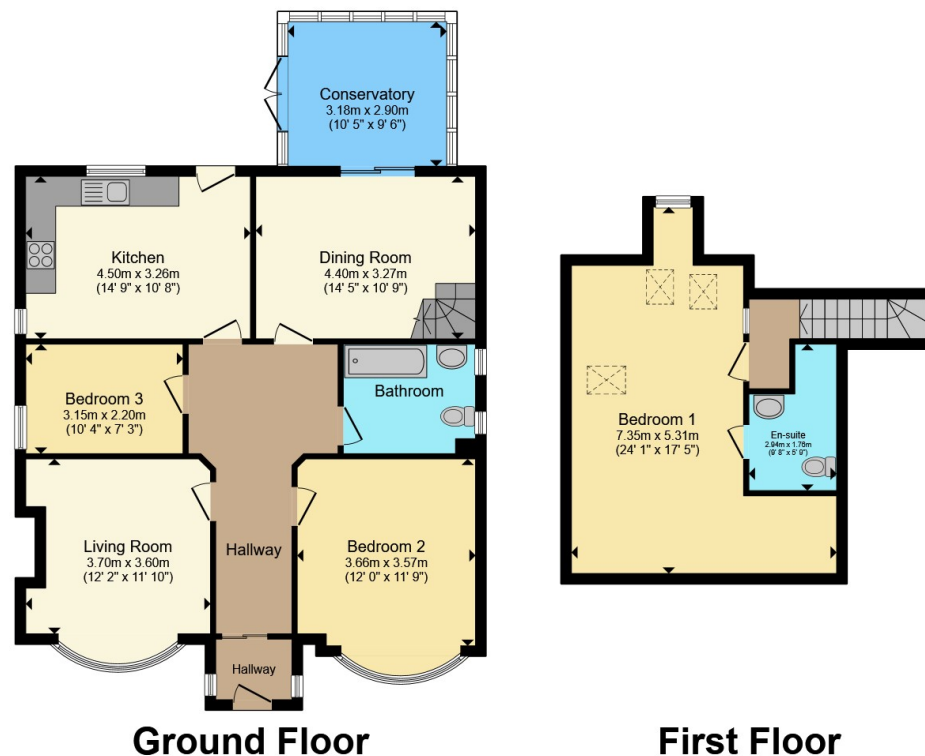
The soffits at the property are believed to potentially contain asbestos-containing materials (ACMs). No testing has been carried out by the agent, and buyers should rely on their own survey and, if necessary, instruct a specialist contractor prior to exchange of contracts.

There is evidence of sponginess to sections of the flooring, which may indicate underlying issues such as damp, structural movement, or









Total floor area 130.5 m² (1,405 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

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To view this property please contact Connells on

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2A The Broadway Plymstock
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EPC Rating: F Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/PLK307595



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.

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