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Wolseley Road
Plymouth



Property Description

move-into accommodation. The entrance hall leads into a spacious lounge with a large window and feature fireplace, creating an inviting living space.

At the rear, the modern kitchen features grey cabinetry, dark worktops, tiled splashbacks, space for appliances, and a window overlooking the garden. Upstairs are two well-proportioned bedrooms, both finished in clean white tones with matching beige/grey carpets. The main bedroom includes a useful built-in cupboard.

The bathroom is modern and fresh, fitted with a white suite, over-bath shower, curved glass screen, and crisp wall tiling.

Outside, the property benefits from a generously sized rear garden offering scope for landscaping and personalisation, while the front garden provides a neat approach to the home.

Overall, this property offers light, modern interiors with potential to enhance the outdoor spaces—ideal for first-time buyers, small families, or buyers seeking a simple, fresh home.

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.

Front Garden

Enclosed garden. The garden consists mainly of grass that extends across the front area to the left of the entrance path.

Hallway

When you step inside, you enter a small hallway with a clean, bright appearance due to the white-painted walls. The staircase has a simple wooden handrail mounted along the wall. Slightly to the left, there is an open doorway leading into the lounge.

Lounge

12' 8" x 11' 4" (3.86m x 3.45m)

The lounge is a bright, neutral room. Along one wall, there is a simple fireplace surround with a natural wood frame and a dark inset panel. A white radiator is positioned beneath the double glazing window to the rear elevation.

Kitchen

10' 2" x 11' 4" (3.10m x 3.45m)

A range of matching wall and base units with worktops above. A stainless-steel cooker hood is fitted centrally on the tiled wall, with white square tiles used as a splashback around the cooking and sink areas. Space for the cooker is located directly beneath the extractor. The stainless-steel sink and drainer equipped with a simple dual-tap setup. sits beneath the double glazing window.

Bathroom

The bathroom is a clean, bright space with a predominantly white colour scheme. On the left side, there is a white bathtub with built in over head shower, fitted with a glass shower screen. The wall surrounding the bath is fully tiled with large white tiles. To the right of the tub is a pedestal sink with a single modern tap. Above the sink is an obscured double glazing window to the rear elevation. Next to the sink is a standard close-coupled toilet.

Bedroom 1

12' 4" x 11' 6" (3.76m x 3.51m)

The bedroom is a bright and neutrally decorated space. Double glazing window to the front elevation, beneath the window is a white radiator. Built in storage cupboard.

Bedroom 2

10' 7" x 8' 2" (3.23m x 2.49m)

The bedroom is a bright and neutrally decorated space. Double glazing window to the rear elevation, white radiator sits beneath the window.

Bedroom 3

7' 5" x 7' 5" (2.26m x 2.26m)

The bedroom is a bright and neutrally decorated space. Double glazing window to the rear elevation, white radiator sits beneath the window.

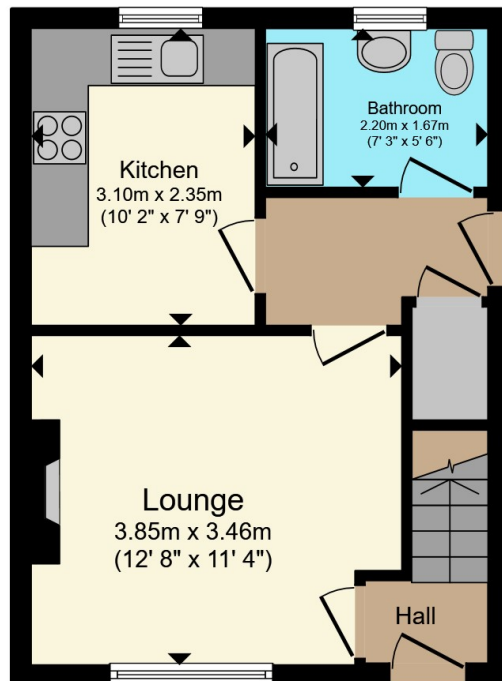
Rear Garden

The rear garden is an enclosed, fair-sized outdoor space situated directly behind the property. The ground consists mostly of patchy grass. A narrow footpath runs through the centre of the garden.

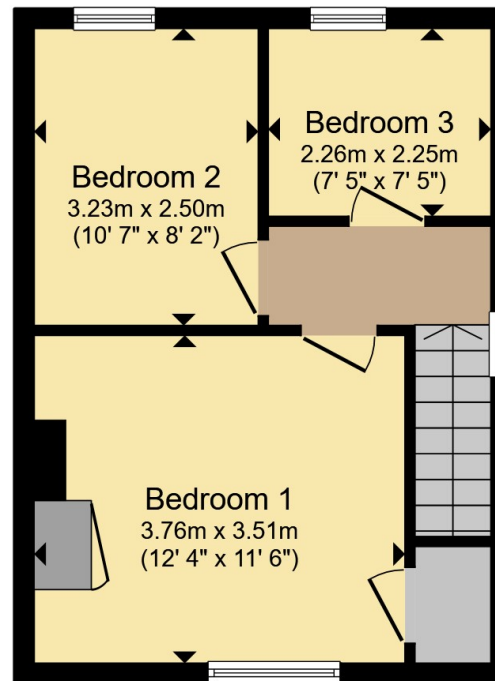








Ground Floor



First Floor

Total floor area 63.8 m² (687 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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