

Connells

Whitleigh Avenue
Plymouth

Whitleigh Avenue
Plymouth PL5 3BQ

for sale guide price
£160,000







Property Description

We are excited to introduce this two bedroom mid-terrace property to the market, situated in a popular residential location. Benefiting from two double bedrooms, lounge, kitchen/dining room, bathroom, downstairs W.C, large rear garden, garage and outbuilding.

Located in the sought-after location of Crownhill, close to host of local amenities such as shops and restaurants, local parks, well-regarded schools and provides easy access to the A38 and main transport links.

As you enter this home, you are welcomed with a spacious lounge which flows effortlessly into kitchen/dining room which would be the perfect space for hosting and socialising, followed by the bathroom comprising bath with overhead shower, hand basin and W.C. A separate downstairs W.C. can also be found on this floor.

On the first floor, you will find two really good-sized double bedrooms both benefiting from built-in wardrobes with sliding doors.

Externally, this property offers a large rear garden, perfect for enjoying in the summers months, a front garden, an outbuilding to the rear and separate garage.

EARLY VIEWINGS ADVISED!

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

Lounge

13' 2" maximum x 10' 6" maximum (4.01m maximum x 3.20m maximum)

Kitchen/Dining Room

19' 1" maximum x 16' 7" maximum (5.82m maximum x 5.05m maximum)

Bathroom

W.C.

First Floor

Bedroom One

14' 4" maximum x 11' 11" maximum (4.37m maximum x 3.63m maximum)

Bedroom Two

13' 7" maximum x 10' 5" maximum (4.14m maximum x 3.17m maximum)

Outbuilding

Workshop/Outbuilding

20' 5" maximum x 17' 2" maximum (6.22m maximum x 5.23m maximum)

Garage

Agents Note;

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







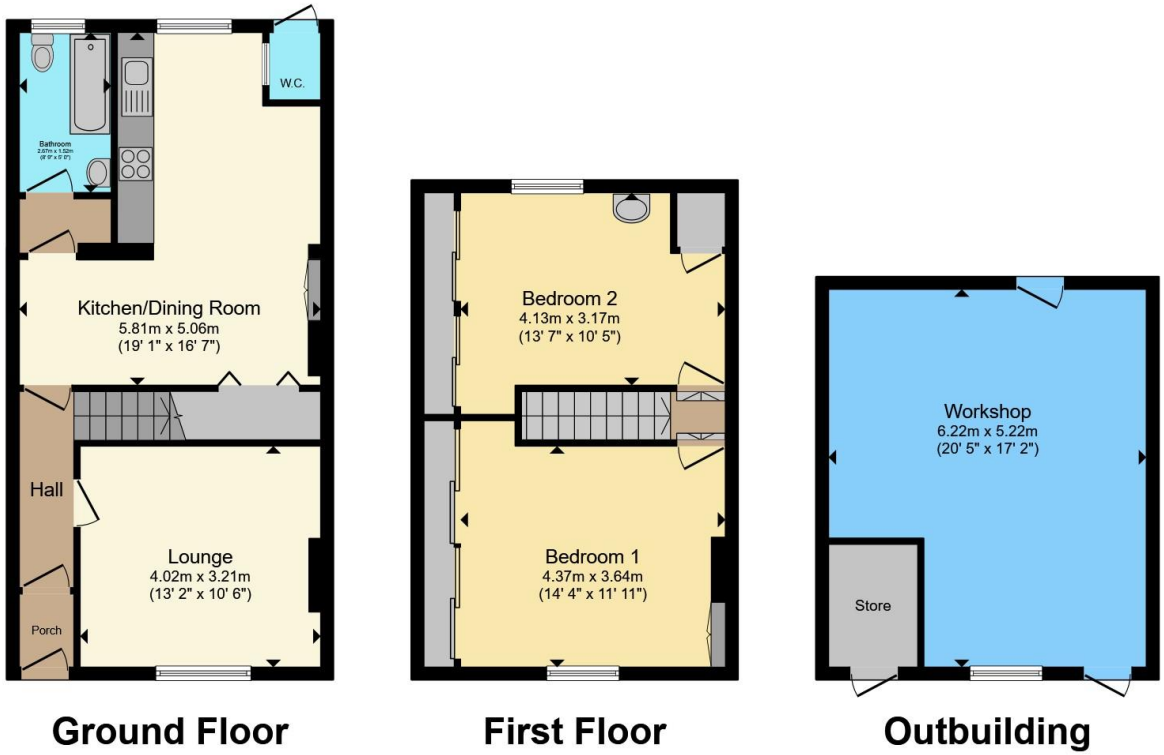












Total floor area 90.4 m² (973 sq.ft.) approx

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

To view this property please contact Connells on

T 01752 674 467
E plymouth@connells.co.uk

32 Mannamead Road
PLYMOUTH PL4 7AA

EPC Rating: C

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/PLH314003

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.