WAINWRIGHT
ESTATE AGENTS









136 Claremont Street, Plymouth, PL1 5AF

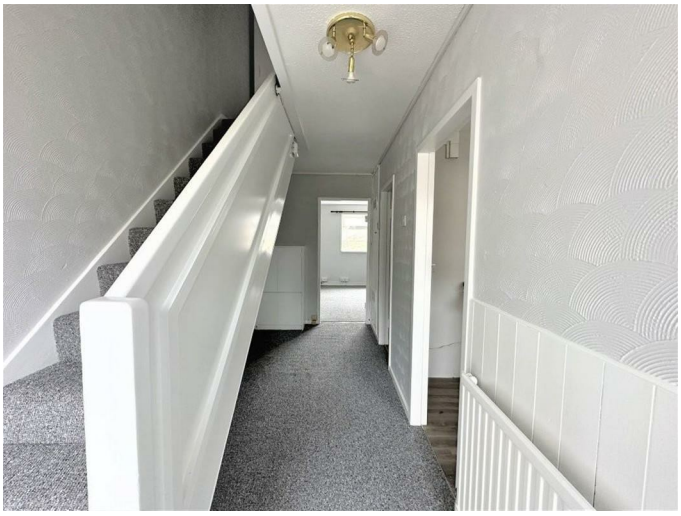
Auction Guide £80,000

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £80,000. Investment property for sale with tenants in situ with a gross rental figure of £900.00 per month. First floor maisonette located in the heart of Plymouth. The property is accessed through the secure communal entrance. The accommodation briefly comprises kitchen, WC and lounge on the ground floor with three bedrooms and bathroom on the first floor. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties. EPC = C (73) Leasehold property 84 years remaining on the lease. Service charge is £1588 per annum. Ground rent is £10.00 per annum. Council Tax Band A

LOCATION
Centrally located and within walking distance to the vibrant Plymouth City Centre. Local transport links can be found close by including the main Plymouth bus and railway station. Central Park is also within close proximity and the Life Centre where you will find swimming and fitness facilities.

ENTRANCE
Front door leading into the hallway.

HALLWAY



Doorways leading into the downstairs living accommodation, stairs leading to the first floor. Radiator.

LOUNGE 14'11 x 11'5 (4.55m x 3.48m)



Window to the rear aspect, radiator, various power points.

KITCHEN 10'2 x 8'8 (3.10m x 2.64m)



Matching range of kitchen units comprising wall mounted and base units with worksurfaces above, various power points, single drainer sink unit with mixer tap, tiled splashbacks, radiator, window to the front aspect.

CLOAKROOM
Low level w.c.

STAIRS
Leading to the first floor landing.

LANDING
Doorways leading into the first floor living accommodation.

BEDROOM 1 14'8 x 9'11 (4.47m x 3.02m)



Two windows to the front aspect, various power points.

BEDROOM 2 11'4 x 8'7 (3.45m x 2.62m)



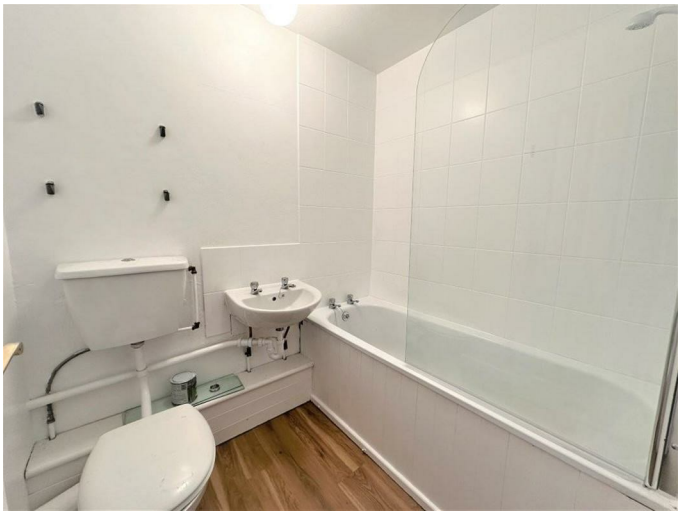
Window to the rear aspect, radiator, power points.

BEDROOM 3 11'4 x 6'10 (3.45m x 2.08m)



Window to the rear aspect, radiator, power points.

BATHROOM 6'7 x 5'6 (2.01m x 1.68m)



Panelled bath with shower attachment above, low level w.c., wash hand basin, part tiled walls.

SERVICES

The property benefit from mains gas, mains electric and mains water and sewerage.

The property also benefits from good mobile phone coverage and a good speed internet service.

Please check out the links below where you can find mobile phone coverage services and Interned provider speeds top the property location

https://labs.thinkbroadband.com/local/index.php

https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

LEASEHOLD INFORMATION

Lease has 84 years remaining. Service charge per annum is £1588.00. Ground rent per annum is £10.00.

AUCTION NOTES

Auctioneers Additional Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a ‘Starting Bid’ or ‘Guide Price’ and is accompanied by a ‘Reserve Price’. The ‘Reserve Price’ is confidential to the seller and the auctioneer and will

typically be within a range above or below 10% of the ‘Guide Price’ / ‘Starting Bid’.
These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers’ obligations and sellers’ commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

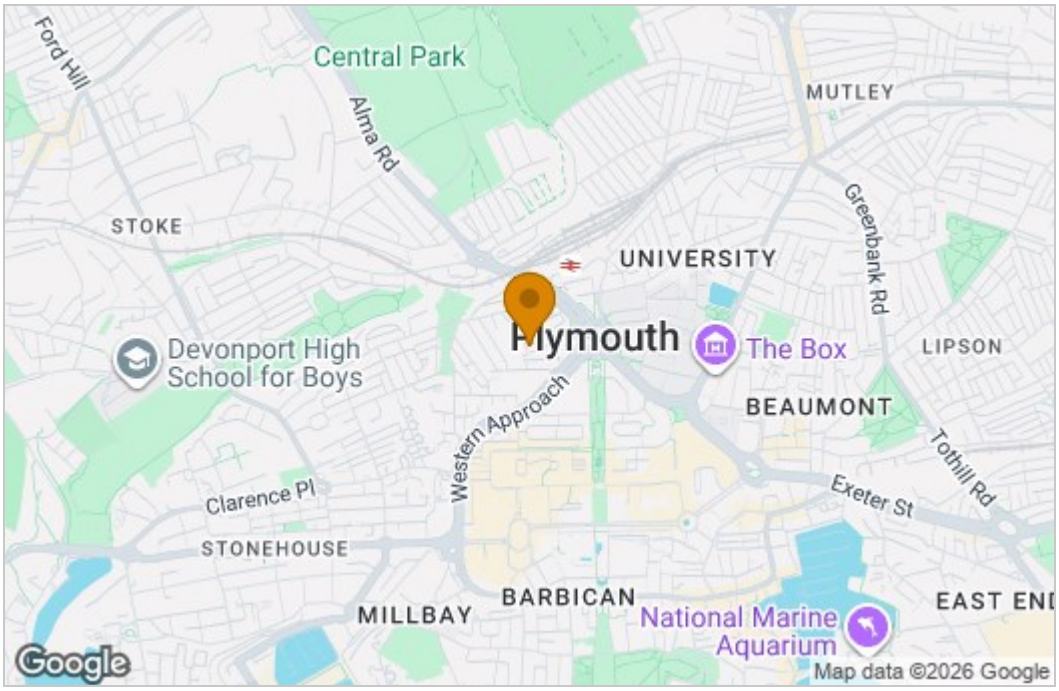
Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

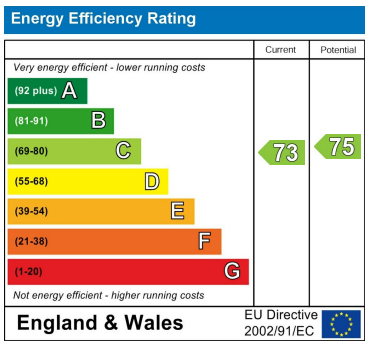
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate, are set as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of facts but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Wainwright Estate Agents has the authority to make or give any representation or warranty in respect of the property. The Floor Plans and Energy Performance Certificate (EPC) are set out as a guidelines only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale.

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