WAINWRIGHT
ESTATE AGENTS

802 Wolseley Road, Plymouth, PL5 1JP

Auction Guide £260,000

***** FOR SALE VIA ON LINE AUCTION*****Terms & Conditions apply. Starting Bid £260,000****Wainwright Estate Agents are delighted to offer for sale this detached bungalow, situated in the popular area of Saltash Passage, Plymuoth. Some TLC required. The accommodation briefly comprises Lounge, Kitchen / Diner, 2 bedrooms, feature "Bar" / your own lounge bar! Gardens, Garage, off road parking for 2/3 cars, Gas CH, Double Glazing. Freehold Property, EPC C (69) Council Tax Band D. Immediate ‘exchange of contracts’ available

HALLWAY

Accessed through the DG part glazed front door, with doors leading to;

LOUNGE 18'3" x 12'0" (5.56 x 3.66)

with dual aspect DG windows, feature fire place / seating, carpets, coved ceiling, central heating radiator

KITCHEN/DINER 12'1" x 9'1" (3.68 x 2.77)

with a range of wall and floor units, fitted gas hob, double electric oven, stainless steel single drainer sink with mixer tap, rolled edge worktops and a range of electric sockets, laminate flooring, additional store cupboard housing the gas boiler, window to side aspect, radiator, archway to separate utility / dining room

UTILITY ROOM 8'8" x 6'1" (2.64 x 1.85)

with DG part glazed door to side garden, window to rear aspect, small range of worktop areas, radiator, vinyl flooring

LOUNGE BAR 16'6" x 11'7" (5.03 x 3.53)

This unique room set as your own lounge bar, with feature bar, stools, wall seating, tables and chairs,DG patio doors to rear garden, window to side aspect, radiator.

BEDROOM 1 11'7" x 10'11" (3.53 x 3.33)

with DG bay window to front aspect, radiator

BEDROOM 2 11'7" x 8'8" (3.53 x 2.64)

with DG window to side aspect, fitted cupboards, radiator

SHOWER ROOM

Modern matching shower room comprising double shower cubicle with rail fall style shower, low level w.c., pedestal wash hand basin, window to the rear aspect.

GARAGE

with up and over door accessed from drive to right of property

OFF ROAD PARKING

for 2 / 3 cars

GARDENS

to 3 sides of property, with a range of shrubs and plants, front mainly to lawn.

AUCTION INFORMATION

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.

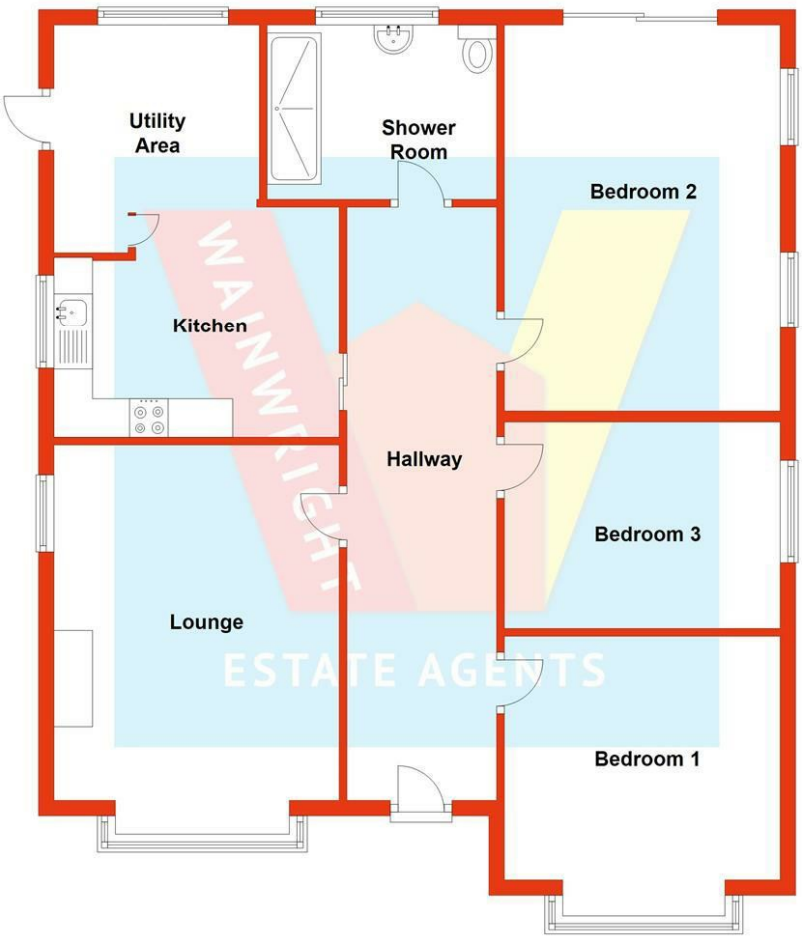
Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of

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.

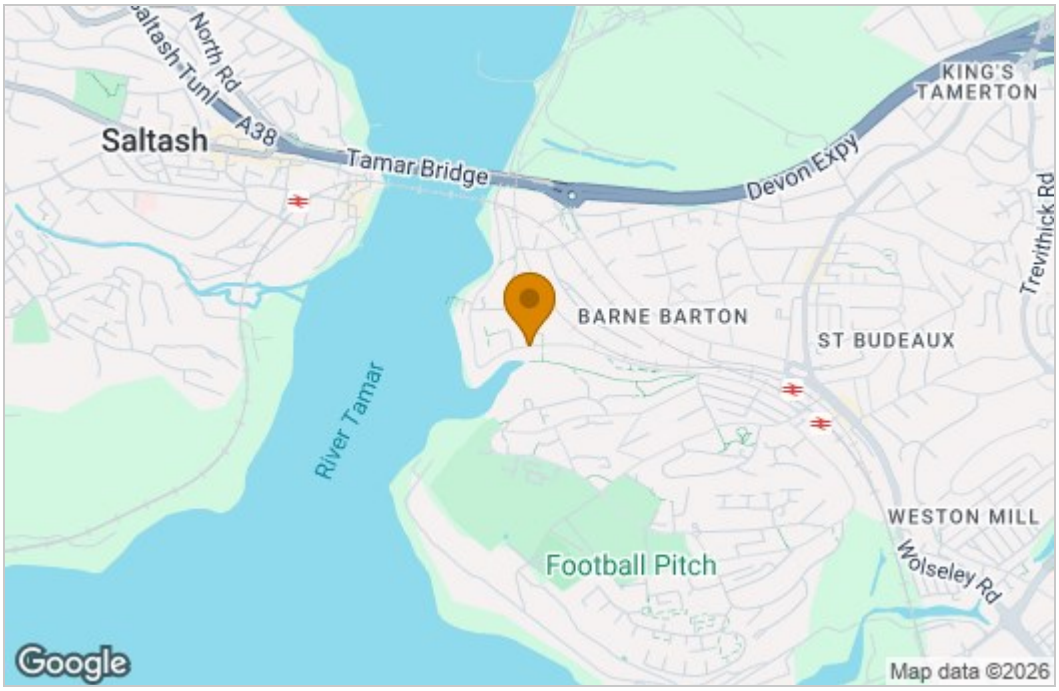
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Floor Plan

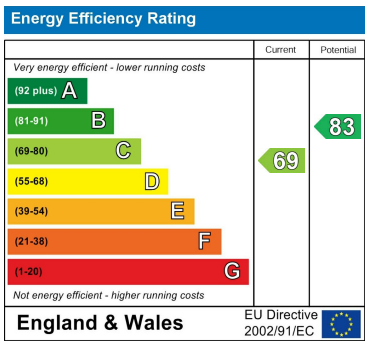
Ground Floor



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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