

FOR SALE



360° Virtual Interactive Viewing available for this property!



Carlton Terrace, Plymouth

2 Bedrooms, 2 Bathroom, House Converted into Two Flats

Auction Guide Price £170,000





- Sale By Modern Method of Auction
- Bid to Purchase
- Subject to Reserve Price
- Buyer Fees Apply
- Freehold Investment Opportunity
- Two Flats
- GFF EPC : Band D
- GFF Council Tax : Band A
- FFF EPC : Band D
- FFF Council Tax : Band A

*****TWO ONE BEDROOMS FLATS IN COVERED END TERRACE HOUSE*****

Superb investment opportunity in this end terrace converted property that boasts two flats with courtyard and off road parking on a first come first serve basis. A must see!

AREA This property is conveniently placed to access the city centre and Plymouth mainline train Station at one end and Stoke Village and Victoria Park at the other.

DESCRIPTION Step inside through a side door nestled conveniently beside the off-road parking. This leads you to a cozy communal entrance with a meter cupboard keeping things organized.

Unlock the door straight ahead, and you'll find yourself in the welcoming ground floor flat. A long hallway unfolds before you, acting as the central hub, connecting all the rooms. As you step forward, a burst of color greets you: a bright red-walled lounge with ample windows offering an inviting space to relax. Tucked discreetly to the side, you'll discover a functional kitchenette, complete with white cupboards and sleek black work surfaces, perfect for whipping up light meals or morning coffee.

Next door, the bedroom provides a tranquil retreat. Patterned blue carpets add a touch of personality, while the neutral walls offer a calming backdrop. A window overlooking the rear courtyard ensures a light and airy feel. Don't forget to peek into the handy cubbyhole tucked away in the hallway by the back door – a lifesaver for storing those odds and ends that always seem to accumulate.





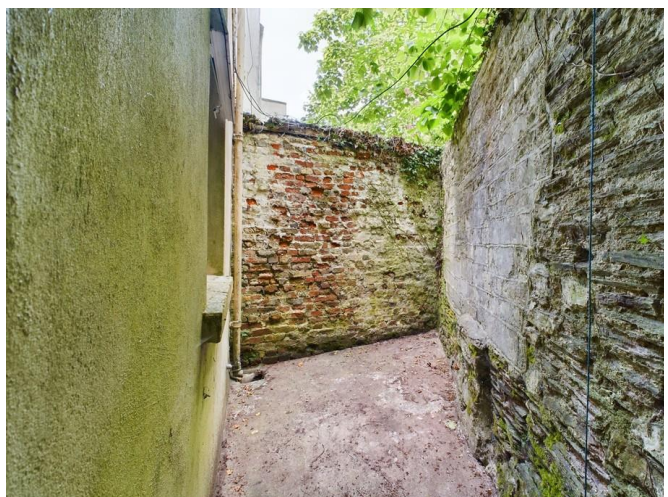
Finally, the ground floor flat concludes with a reasonably sized bathroom featuring a WC, washbasin, and a square shower cubicle, keeping things functional and convenient. The boiler is also located here, ensuring a warm and comfortable home environment.

Now, let's head upstairs for a look at the first-floor flat. A small entrance hallway welcomes you, offering a sense of arrival. To your left, a well-equipped shower room awaits, featuring a tiled shower cubicle, washbasin, and WC, perfect for refreshing starts to your day. On your right, the bedroom beckons, boasting a stylish red feature wall that adds a touch of vibrancy. Neutral tones complete the décor, creating a calming and versatile space.

Finally, the pièce de résistance: the open-plan living area awaits at the front of the property. Step through an archway and be greeted by a modern kitchen featuring sleek wood-effect units and dark work surfaces that ooze contemporary style. All the essentials are here to make culinary creations a breeze: a gas hob, oven, and conveniently, the boiler is also located here, ensuring a warm and welcoming living space.

VIEWINGS Interested applicants should call Martin & Co (Plymouth) today on 01752 255 255 in order to arrange their viewing appointment.

NOTICE TO APPLICANTS We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be

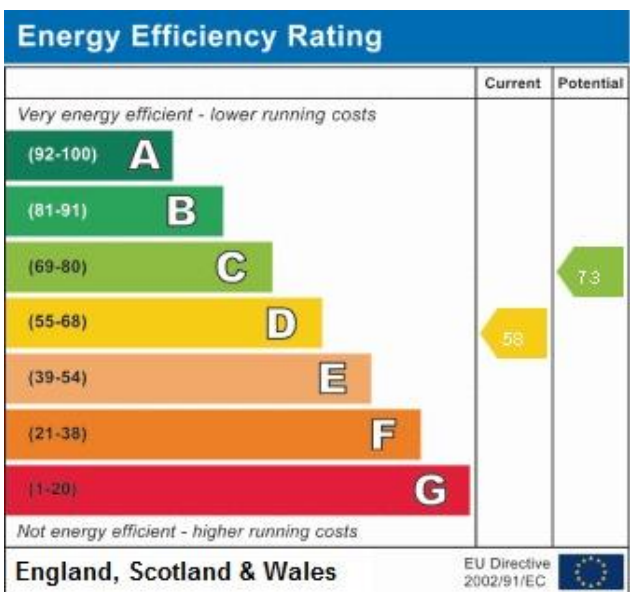
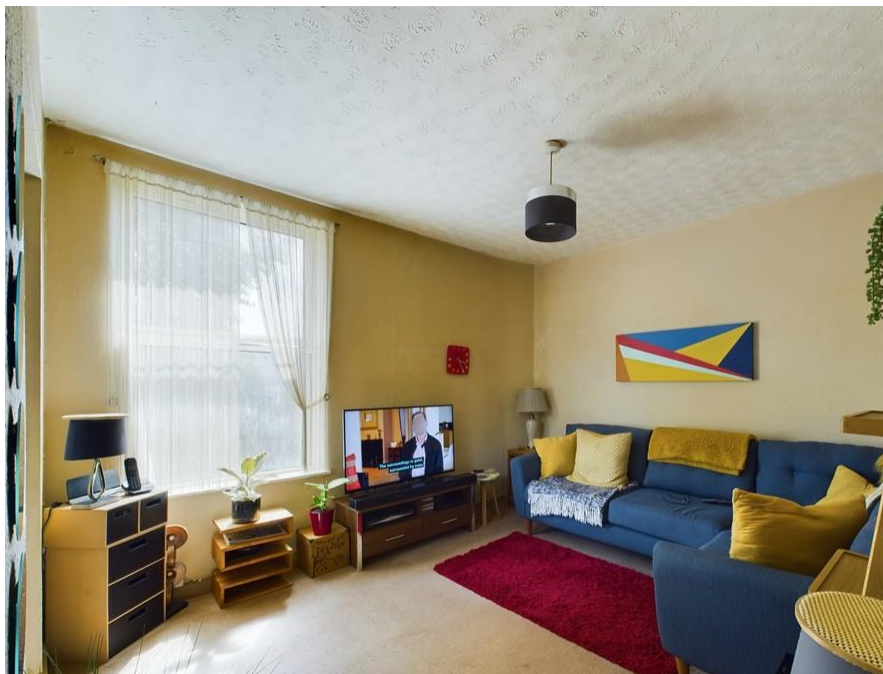


awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We routinely refer potential purchasers to Move With Us conveyancing. It is your decision whether you choose to deal with Move with Us. In making that decision, you should know that we receive an annual payments' benefit, equating to approximately £200 per referral.

AUCTIONEER 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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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 £300 inc. VAT towards the preparation cost of the pack.

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.







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