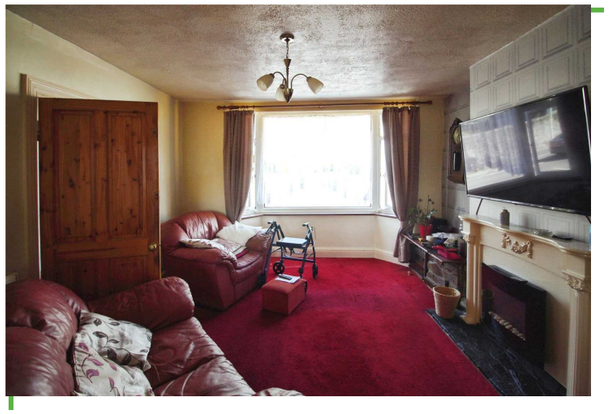
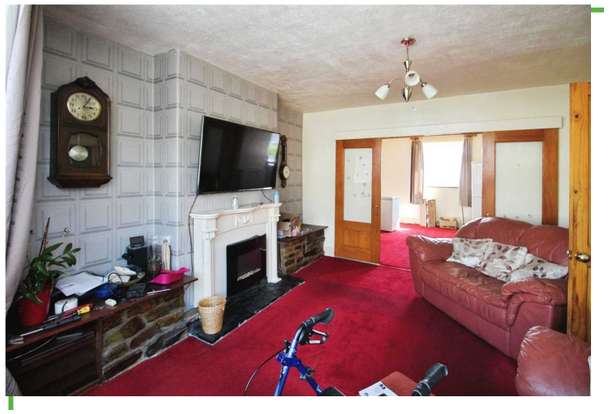




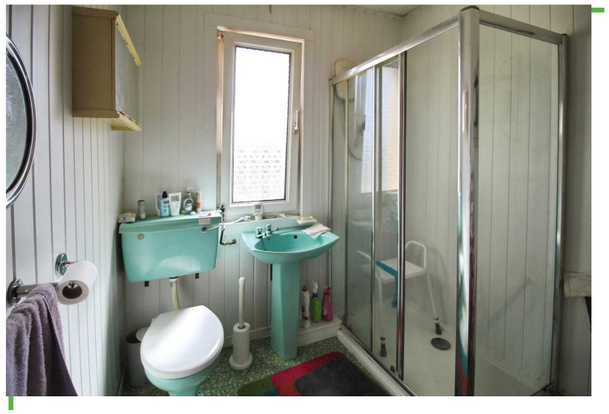












Old Laira Road, Plymouth, Devon,
PL3

Offers Over: £175,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Old Laira Road, Plymouth, Devon, PL3

Offers Over: £175,000 Tenure: Freehold

Council Tax Band: B
EPC Rating: C
Local Authority: Plymouth City Council

Other important information which you will need to know about this property can be found at your-move.co.uk

A spacious and versatile five bedroom property offering two reception rooms, a kitchen and large rear garden. The property requires modernisation throughout, providing an excellent opportunity to create a home to your own taste.

A spacious and versatile property offering five bedrooms, two reception rooms, a kitchen, bathroom, cloakroom and large rear garden.

The property has benefited from the addition of improved insulation, helping to enhance its overall energy efficiency and contributing to an EPC rating of C.

The property would benefit from modernisation and updating throughout, providing an excellent opportunity for a new owner to put their own stamp on the accommodation and create a home tailored to their individual requirements. Solar panels owned outright.

The main house offers flexible living space, with two reception rooms that could be utilised as a lounge, dining room, home office or family room. The five bedrooms provide family accommodation, while the rear garden offers useful outdoor space.

The rooms in the basement provides a potential separate one-bedroom flat subject to planning and building regulations, complete with its own entrance and direct access to the rear garden, kitchen area and cloakroom. This additional accommodation offers a variety of possibilities, including independent living.

An exciting opportunity for buyers seeking a substantial and adaptable property with excellent potential, subject to modernisation and improvement.

This property is for sale by the Modern Method of Auction, meaning the Buyer and Seller are to complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (IAMSold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The Buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

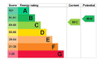
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

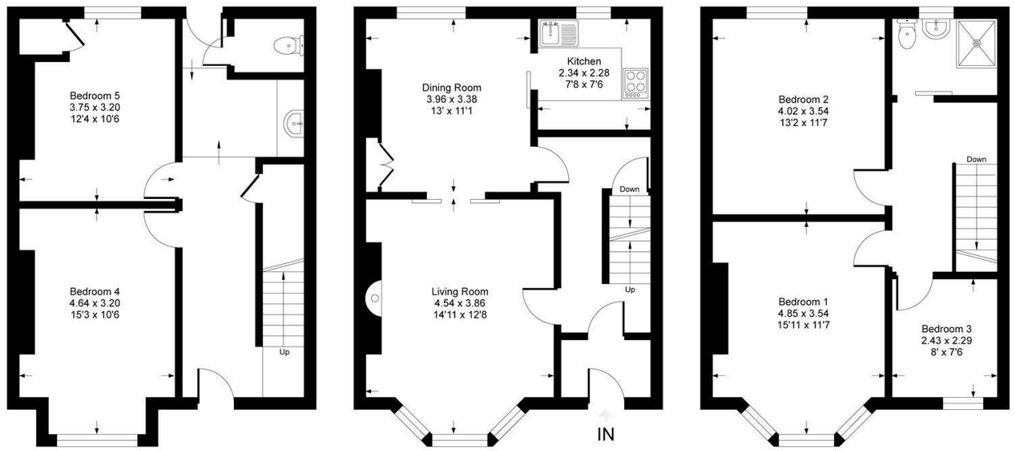
Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.

Old Laira Road, PL3

Approximate Gross Internal Area = 140.8 sq m / 1516 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced by Devon Property Photography

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.