

Guide Price
£175,000
Freehold

On instructions of the joint administrators of MBF Care Limited

Mid terrace house converted to 1x 1 bed and 1x 2 bed flats

10 St Georges Terrace, Plymouth, PL2 1HR

WAYCOTTS
Established 1878

Description

A mid-terraced house converted at some point into 2 self contained flats one of which requires modernisation and repair whilst the other is generally well presented but could benefit from some minor finishing works.

This freehold property offers a great opportunity and of interest we suggest to both the investor and developer as well as the owner occupier looking to create a separate income after completing the upgrade works to the lower floor.

Accommodation

Please see attached floorplan which provides the layout and room sizes.
To the rear is a garden area with access to the rear lane and there is a yard area at ground level as well as the front garden area.

We understand that each flat has the benefit of separated metered utilities but interest- ed parties are requested to verify.

All offers must set out any conditions required, such as being subject to survey, and must be supplied with supporting proof of finance and purchase ability.

Material Information

We act on behalf of the administrators of MBF Care Ltd who have no access to information that a resident vendor may have, although we will assist in providing any addi- tional information where we can. Please feel free to ask and we will do our very best.

Council Tax Band - Both flats "A" **EPC** - Ground floor "D" First Floor "C"

Tenure

Each flat is separately registered under a long ground lease, 199 years from September 1987 (161 years remaining). The freehold is split into two parts although for reasons unknown, only one of which was transfered on purchase.Despite using tracing agents the freeholder of the second part has not been found so the property will be sold with an absentee freeholder indemnity policy. We understand that this freehold element has no benefit such as ground rent attached.
Further details upon request.

VAT

We are unaware of any election to VAT being made on this property.



Total area: approx. 123.8 sq. metres (1332.5 sq. feet)

Legal Costs

Each Party to be responsible for their own legal costs incurred.

Viewing

For further information or viewings contact
Matty Ash or Nick Wheeldon MRICS

The Estate Office, 84a Abbey Road,Torquay,TQ2 5NP T: 01803 403060 E: property@waycotts.co.uk www.waycotts.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements before committing to any expense. Floor plans are not to scale. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the property. The photographs may only represent part of the property and as they appeared at the time of being taken. No guarantee can be given as to the working condition of the various services and appliances. The agent has not tested any apparatus, equipment, fixtures or fittings or services and it is in the buyer's interests to check the working condition of any appliances.











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