



SELL • LET • MANAGE

Teats Hill Flats, Plymouth, PL4 0LX  
Guide price £85,000 Leasehold

 5  1  1  C



# Teats Hill Flats

Plymouth, PL4 0LX

- For Sale by Auction
- Leasehold
- EPC Grade C79
- £6600 Gross Annual Rent
- Purpose Built
- 5 Bedroom Flat
- Council Tax Band A
- Tenant in situ
- First Floor

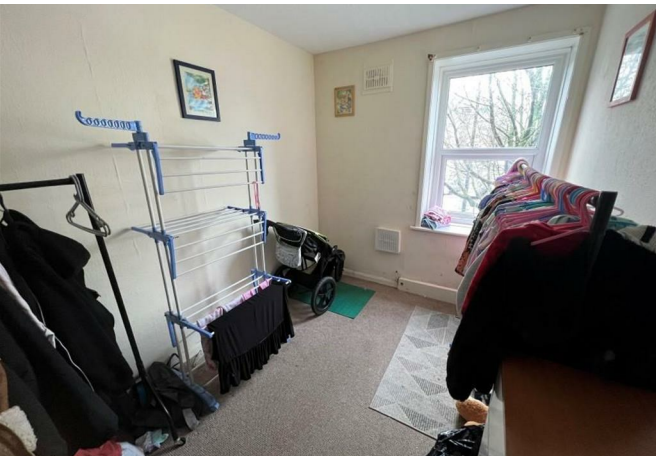
FOR SALE BY AUCTION in association with AUCTION HOUSE

\*Guide Price | £85,000 - £95,000 (plus fees) For Sale by live stream auction on 4/04/2023 at 2pm.

Situated within a popular waterside location in Plymouth, is this purpose-built five bedroom flat with balcony. The property is being sold as an ongoing concern with a tenant in situ (AST agreement in place) and is currently producing a gross rental income of £6,600 with potential for increase. The accommodation comprises of an entrance hall, five bedrooms, lounge/diner with access to the balcony which overlooks the rear courtyard area, kitchen and a bathroom with three piece fitted suite. AUCTIONEERS NOTE: The current tenant has been in situ on an Assured Shorthold Tenancy Agreement since 1st September 2017 and is paying £550pcm. Further details can be found within the legal pack which will be available to download free of charge through the Auction House website. Please note, we are currently awaiting the lease details/service charge information and this will be added in due course. NOTICE TO BIDDER: Please be aware that if your Bid is successful on Auction day the exchange of contracts will happen immediately after the Auction. FULL DETAILS: Photographs, Dimensions, Floor Plans and Area Measurements (when available) are included within our full details online on the Auction House Website. All published information is to aid identification of the property and is not necessarily to scale. ADDITIONAL FEES: Buyer's Premium - £900 inc VAT payable on exchange of contracts. Administration Charge - £1200 inc VAT payable on exchange of contracts. Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



- Entrance Hall
- Sitting / Dining Room
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Bedroom 5
- Family Bathroom





### Directions

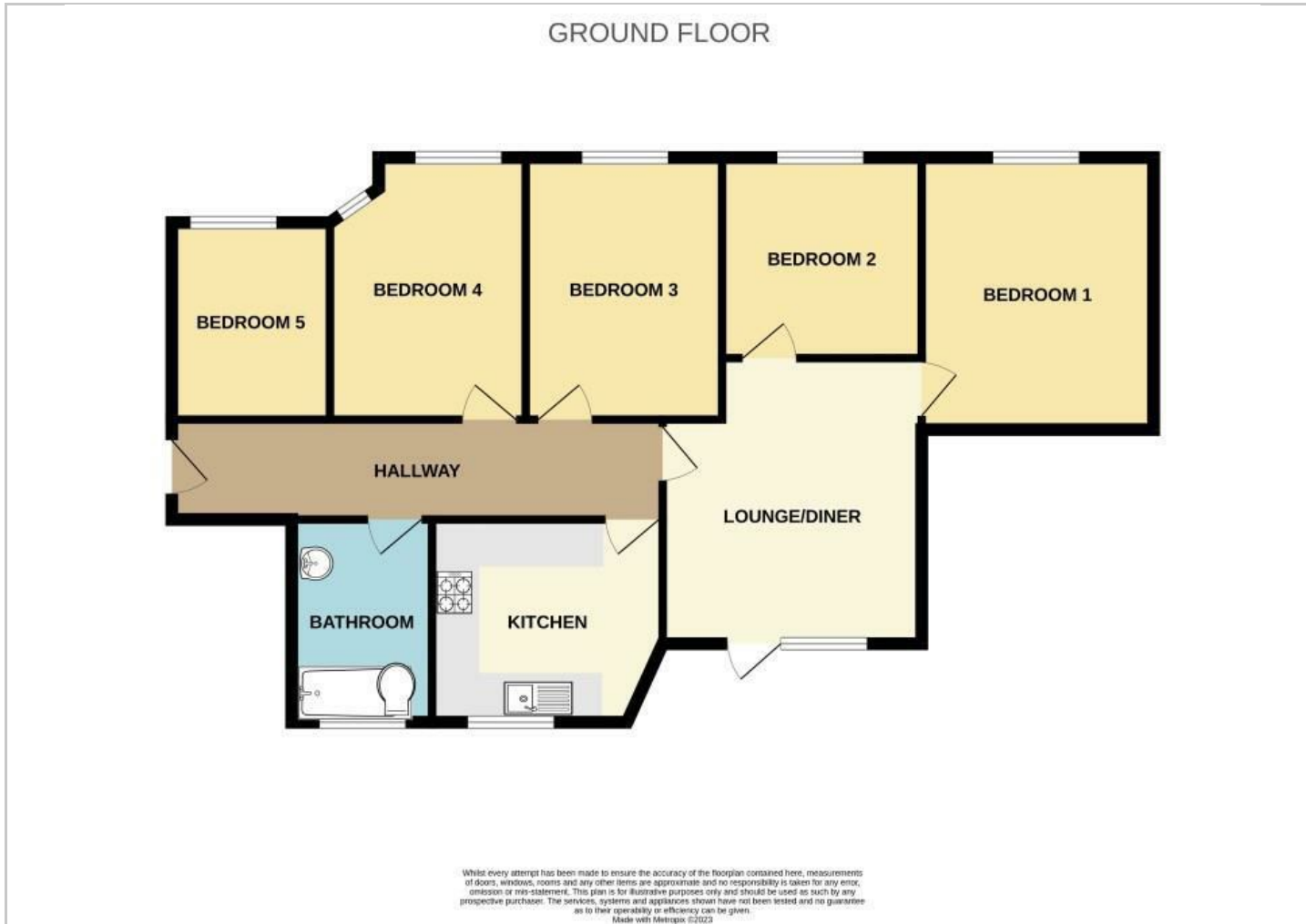
From the DC Lane office head south on Mutley Plain and take B3250 toward Exeter. After 0.2 miles left onto Exeter St then right onto Sutton Rd. After 0.4 miles you will find a right onto Teats Hill Road

**Council Tax Band: A**





## Floor Plans

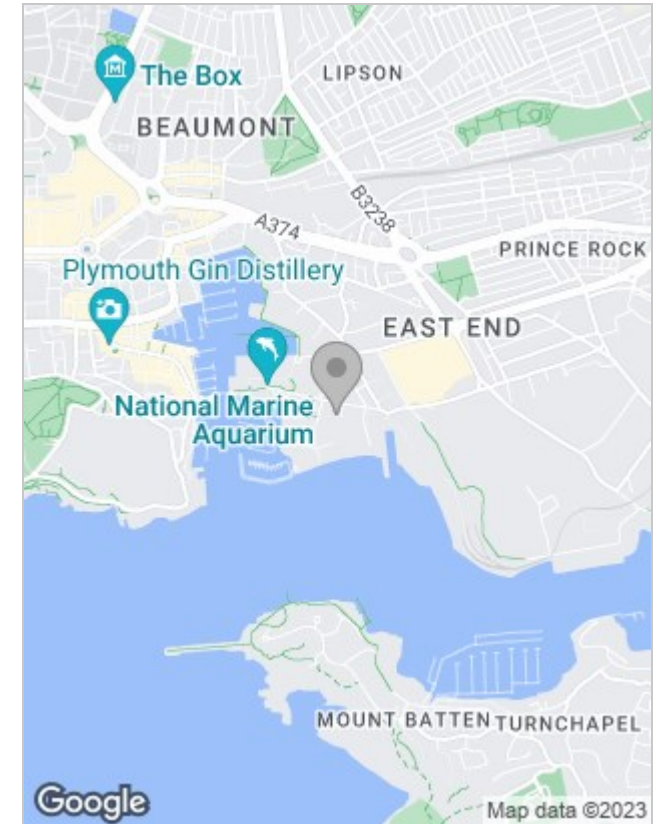


## Viewing

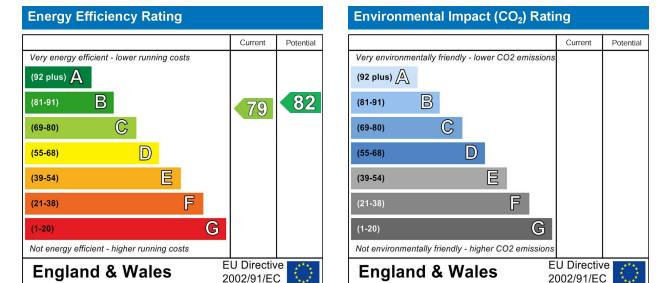
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Location Map



## Energy Performance Graph



**99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ**  
01752 874242 | hello@dclane.co.uk | www.dclane.co.uk