



## 3 Thames Gardens

Efford, Plymouth, PL3 6HD

**Price Guide £90,000**



GUIDE PRICE £90,000- £100,000 (+ fees). Situated in the residential area of Efford, close to parkland, local amenities and regular transport links, is this three bedroom semi-detached family home offered to auction and requiring refurbishment throughout. The accommodation briefly comprises; an entrance hall, sitting room/dining room, kitchen, three bedrooms and a family bathroom. Externally there are front & rear gardens, mainly laid to lawn and a purpose built shed (requiring remedial work) in the rear garden.



## THAMES GARDENS, EFFORD, PL3 6HD

The property is being sold jointly with Auction House South West.  
Please telephone Auction House South West T: 01752 474200 to request a viewing  
Auction Date  
Tue 03/12/2024  
Auction Time  
14:00  
Auction Venue  
Live Stream

### ACCOMMODATION

#### ENTRANCE HALL

#### LIVING ROOM/SITTING ROOM

#### KITCHEN

#### FIRST FLOOR LANDING

#### BEDROOM ONE

#### BEDROOM TWO

#### BEDROOM THREE

#### BATHROOM

### SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

### AGENT'S NOTE

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Tenure  
Freehold

### AUCTIONEERS NOTE

The property is due to be cleared on the 13th November and will be available for viewings after this date. Further marketing information including floorplan and internal photographs will also be supplied in due course.

### VIEWINGS

Regular viewing sessions will be provided in the lead up to the auction. Please telephone Auction House South West T: 01752 474200 to request a viewing

### 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 our website. All published information is to aid identification of the property and is not necessarily to scale

Energy Efficiency Rating (EPC)  
Current Rating TBC  
Local Authority  
Plymouth City Council

Solicitors  
22 Law Solicitors, 22 Front Street, Ref: Claire Stanton, Tel: 0191 488 4950

Offered in association with  
Julian Marks Estate Agents

### Important Notice to Prospective Buyers:

We draw your attention to the Special Conditions of Sale within the Legal Pack, referring to other charges in addition to the purchase price which may become payable. Such costs may include Search Fees, reimbursement of Sellers costs and Legal Fees, and Transfer Fees amongst others.

### Additional Fees

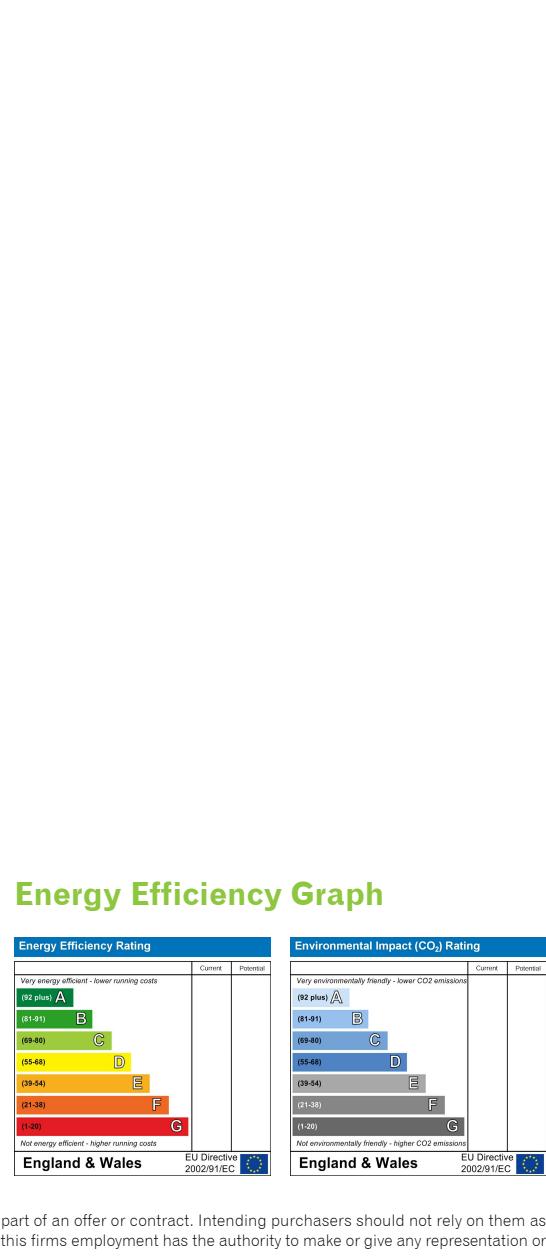
Administration Charge - £1200 inc VAT payable on exchange of contracts.

Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion

## Area Map



## Floor Plans



These particulars, whilst believed to be accurate are set out 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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.