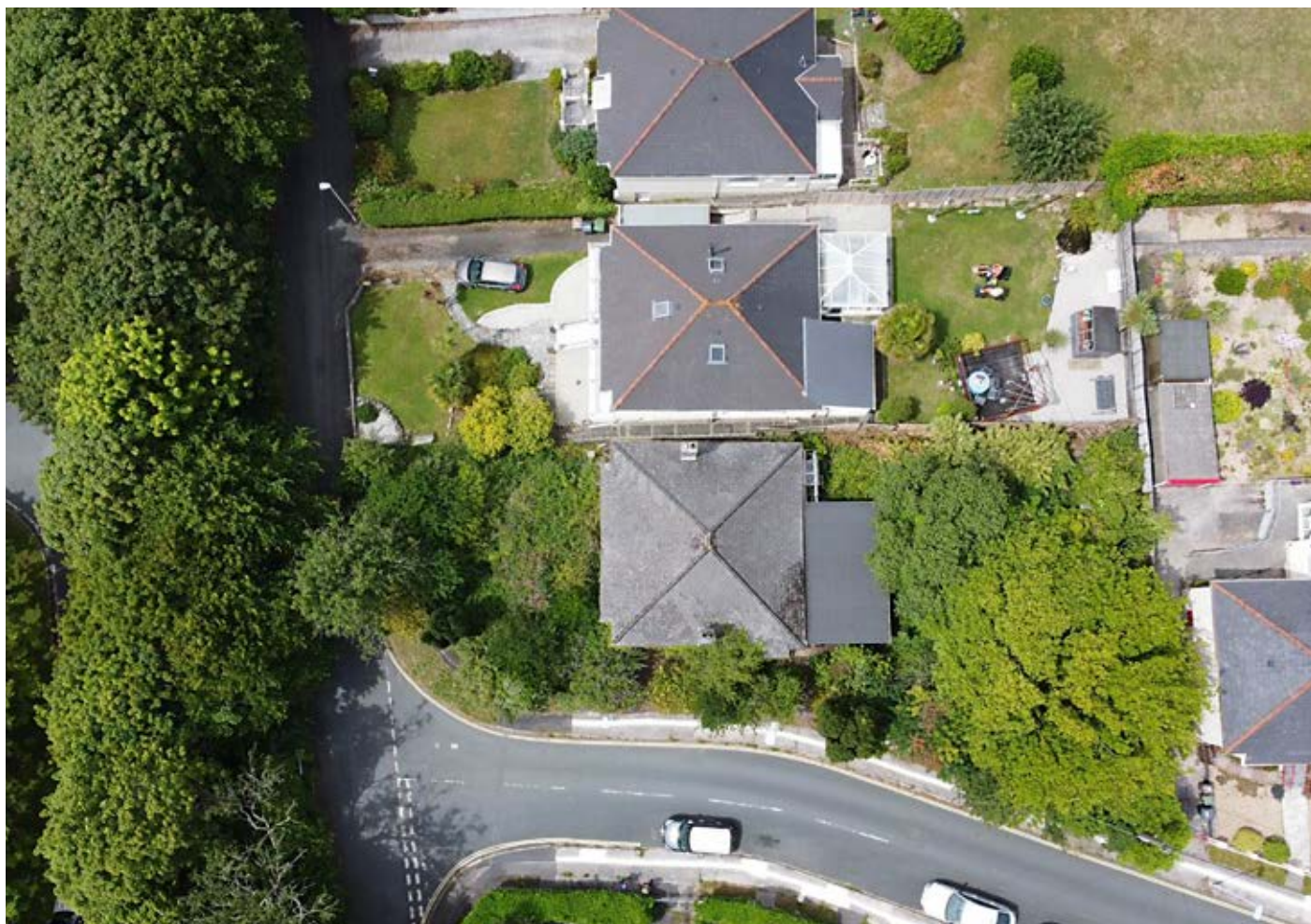


LOT
96

19 Smallack Drive, Plymouth PL6 5EA

GUIDE PRICE **£125,000+***

VACANT RESIDENTIAL



Description

A three bedroom detached bungalow enjoying a corner plot of 0.16 acres and requiring refurbishment throughout, set in the highly popular Crownhill area of Plymouth and in proximity of Derriford Hospital. The bungalow offers tremendous potential for conversion into a dormer bungalow and possibly for incorporation of the lower level garage/workshop to provide further accommodation, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Plymouth City Council.

Situated

Crownhill is a popular residential area on the outskirts of the city, with its own shopping centre catering for day to day needs and readily accessible to the A386 and the A38 road networks. Smallack Drive itself enjoys a cul-de-sac location and is in close proximity of Derriford Hospital and local business and retail parks.

Ground Floor

Entrance porch, hallway, lounge/diner, kitchen, two bedrooms, rear lobby giving access to bedroom three, family bathroom and sun porch.

Lower Ground Floor

Garage with workshop off currently accessed externally from the main dwelling.

Outside

Gardens with a plot size of 0.16 acres requiring formalisation.

Viewings

Strictly by prior appointment with Fulfords Drake Circus 01752 223355. General enquiries Countrywide Property Auctions 01395 275691.



Auctioneer's Note

Measurements have been taken using the Promap Mapping Facility, interested parties must make and rely upon their own measurements. The Promap shown is for approximate identification purposes only and is not to scale. Crown Copyright Reserved. The property is sold as seen and will not be cleared.

Access to the kitchen area is prohibited but both doorways are open to enable a visual inspection.

EPC Rating

To be confirmed

Council Tax Band

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