

# Lot No.: 2

## 13, COMMERCIAL STREET, COXSIDE, PLYMOUTH, DEVON, PL4 0LN



- Freehold with vacant possession
- A two bedroomed house in need of renovation
- Situated in a popular and well established residential location
- Well suited for refurbishment for owner occupation or for letting purposes as a "buy to let" investment

### Property Details

#### Location

Commercial Street is located off Commercial Road in the improving residential area around Coxside in close proximity to the waterfront and Queen Annes Marina and within easy reach of Plymouth City Centre less than one mile distant.

#### Description

A two storey end of terrace house in need of renovation but enjoying the benefit of a popular central location and well suited for refurbishment as a small family dwelling for owner occupation or for letting purposes

**EPC Rating:** E.47

### Accommodation

#### Ground Floor

Entrance Hall, Sitting Room, Kitchen, rear Lobby and Bathroom with bath, wash hand basin and W.C.

#### First Floor

Landing  
No.1 Bedroom (double) and No.2 Bedroom (double).

#### Outside

Rear Courtyard

#### Tenure

Freehold with vacant possession

Guide Price £80,000 - £90,000

#### Sole Agents

SHOBROOK & CO LTD

#### Vendors Solicitors

CHARTHOUSE LICENSED CONVEYANCERS, 10 Mannamead Road, Plymouth PL4 7AA

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Reference: Nick Hawkins