



**12 St. Warren Street
Penzance
TR18 2DW**









12 ST. WARREN STREET, PENZANCE, TR18 2DW

AUCTION STARTING BID £150,000 - FREEHOLD

For sale via the modern method of auction is this mid terraced two bedroom house in need of some refurbishment situated close to the town centre of Penzance.

- * **TWO BEDROOMS * FIRST FLOOR BATHROOM * LOUNGE/DINING ROOM * KITCHEN ***
- * **REAR COURTYARD * ATTIC ROOM * IN NEED OF SOME REFURBISHMENT ***
- * **CLOSE TO AMENITIES * NO ONWARD CHAIN * EPC = E * COUNCIL TAX BAND = B ***
- * **WWW.IAMSOLD.CO.UK * AUCTION END WEDNESDAY 31ST MAY AT 12 NOON ***

Situated in the popular residential location within the town of Penzance and close to all the amenities is this terraced granite house with accommodation arranged over four floors. The property, although in need of some refurbishment, offers a kitchen/breakfast room in the basement, lounge/dining room on the ground floor, two bedrooms and bathroom on first floor and useful attic space which, subject to necessary planning could be converted into a further bedroom. The property has an enclosed courtyard to the rear, is gas centrally heated throughout and is offered for sale with no onward chain. The property is offered for sale via the modern method of auction powered by IAmSold.

HALF GLAZED DOOR INTO:

HALLWAY: Stained glass door into:

LOUNGE: 19' 6" x 13' 2" (5.94m x 4.01m) Window to front, two windows to rear, laminate wood floor, radiator, gas fire with cupboard to one side, stairs rising to:

FIRST FLOOR LANDING: Window to rear, door to:

BEDROOM ONE: 10' 3" x 8' 3" (3.12m x 2.51m) Window to rear, radiator.

BEDROOM TWO: 9' 0" x 7' 7" (2.74m x 2.31m) Window to front, radiator.

BATHROOM: Window to front, WC, pedestal wash hand basin, bath with shower over, complementary wall tiling and tiled floor.

PADDLE STAIRS RAISE TO:

LOFT SPACE: 13' 5" x 13' 0" (4.09m x 3.96m) Storage into eaves, vaulted ceiling.

STAIRS DESCENDING FROM DINING ROOM INTO:

KITCHEN: 12' 4" to include stair case x 10' 10" (3.76m x 3.3m) Window and stable door to rear, radiator, tiled floor, base and wall mounted cupboards, plumbing for washing machine, electric and gas cooker point, built-in understairs storage.

OUTSIDE: To the rear there is a fully enclosed courtyard with gated access to rear.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: From the Green Market in Penzance on foot go into Causeway Head, upon reaching the top of Causeway Head turn right into Tarovear Road, proceed along this road. Turn left into St Mary's Street, passing St Mary's Haven on your left hand side whereby St Warren Street can be found directly on your left.

AUCTIONEERS COMMENT: This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 4.2% of the purchase price including VAT which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by Marshall's Online Auction powered by iam-sold Ltd.

PLEASE NOTE: If you are looking to bid you must be signed up to www.IAMSold.co.uk three days prior to submitting a bid.

TO VIEW: By prior appointment through Marshall's Estate Agents of Penzance (01736) 360203 or the Mousehole office (01736) 731199.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW
TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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