

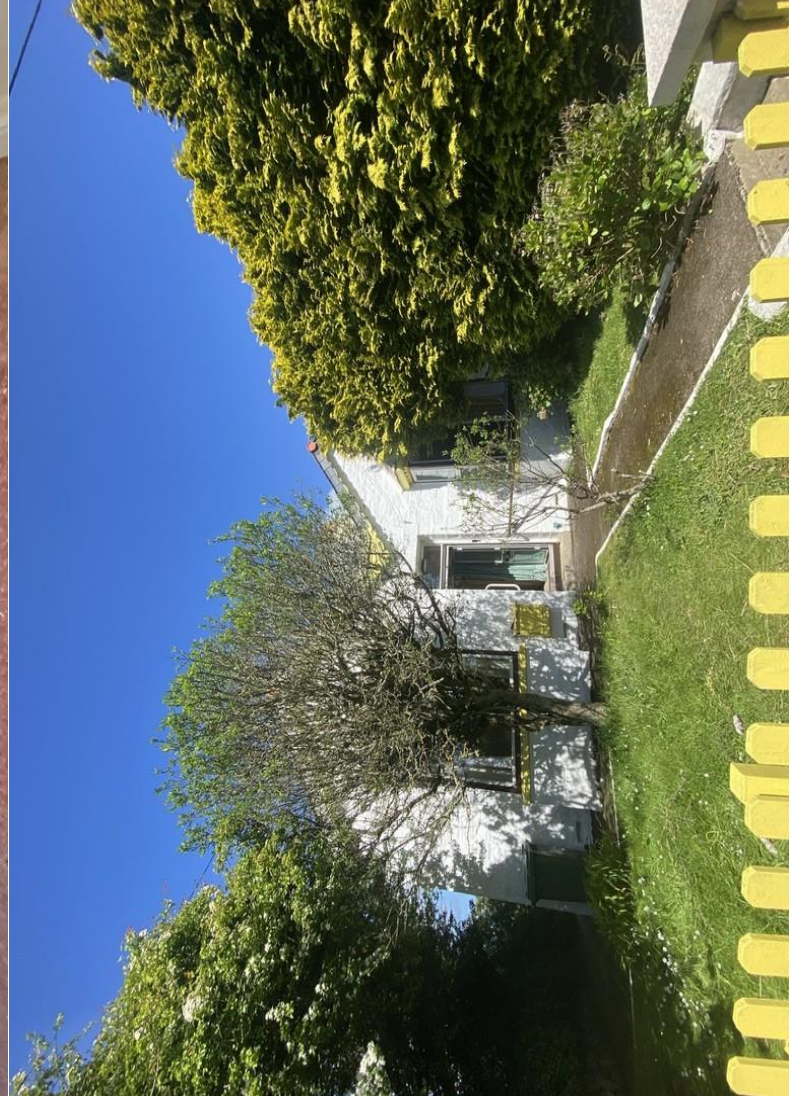


**Tallen Vaughan**  
**Perranuthnoe**  
**TR20 9LZ**















**TALLEN VAUGHAN, PERRANUTHNOE, PENZANCE, TR20 9LZ**

**GUIDE PRICE £250,000 - FREEHOLD**

For sale via the modern method of auction is this detached three bedroom bungalow situated in an elevated position and enjoying views across Mount's Bay offered for sale to cash buyers only due to the construction.

**\* THREE BEDROOMS \* THREE RECEPTION ROOMS \* KITCHEN \* CLOAKROOM \***

**\* SHOWER ROOM \* GARDENS \* GARAGE \* PARKING \***

**\* STUNNING VIEWS ACROSS MOUNT'S BAY \* EPC = G \***

**\* AUCTION END DATE MID DAY WEDNESDAY 15TH FEBRUARY \***

**\* WWW.IAMSOLD.CO.UK \***

Situated in an elevated position above the church village of Perranuthnoe and enjoying uninterrupted views over Mount's Bay from two elevations is this detached bungalow. The accommodation comprises of three bedrooms, three reception rooms, kitchen, cloakroom and shower room with gardens to the front and rear along with garage and parking. The property is in poor condition throughout and the extension to the rear has been classified as being of mundic block construction therefore deeming the property to be unsuitable for mortgage purposes. The property is offered for sale via the modern method of auction powered by IAmSold.

**DOUBLE GLAZED DOOR WITH SKYLIGHT INTO:**

**OUTER HALLWAY:** Half glazed door into:

**MAIN HALL:** Night storage heater, fitted bookshelves, dado and picture rail.

**DINING ROOM:** 13' 0" x 12' 0" (15' 6" into bay (3.96m x 3.66m)) Bay window to the front, night storage heater, feature tiled fireplace to one wall.

**BEDROOM ONE:** 13' 0" x 12' 0" (15' 6" into bay (3.96m x 3.66m)) Bay window to the front, fireplace.

**BEDROOM TWO:** 15' 0" x 12' 0" (4.57m x 3.66m) Double glazed window to the side, fireplace, access to loft.

**LOUNGE:** 16' 0" into recess x 12' 0" (4.88m x 3.66m) Double glazed window to the side with views over Mount's Bay, tiled fireplace.

**BEDROOM THREE:** 12' 0" x 9' 0" (3.66m x 2.74m) Double glazed window to the side.

**CLOAKROOM:** Low level w.c., wash hand basin, cupboard housing hot water tank.

**SHOWER ROOM:** Fully tiled shower cubicle, vanity wash hand basin, low level w.c.

**KITCHEN:** 12' 0" x 9' 9" (3.66m x 2.97m) Night storage heater, base unit with stainless steel sink over, two pantry cupboards. Doors to:

**BREAKFAST ROOM:** 11' 0" x 9' 7" (3.35m x 2.92m) Double glazed window to the rear, tiled fireplace with cupboards to either side.

**DOOR FROM KITCHEN TO:**

**SUN ROOM:** 11' 4" x 7' 8" (3.45m x 2.34m) Double glazed to two sides with views across Mount's Bay towards Mousehole, door to outside.

**OUTSIDE:** To the side of the property there is parking for several vehicles leading to:

**GARAGE:** 16' 0" x 10' 8" (4.88m x 3.25m)

To the front of the property there is a central pathway with lawn to either side, path to the side of the bungalow leading to the large rear garden laid to lawn with two wooden sheds and enjoying the aforementioned views, bordered by open farmland to the rear.

**SERVICES:** Mains water, electricity and drainage.

**COUNCIL TAX BAND:** D

**DIRECTIONAL NOTE:** From Penzance proceed in an easterly direction along the A374 towards Helston. Upon reaching the Perranuthnoe crossroads turn right whereby the property can be found on your right hand side.

**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.

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

**MARSHALL'S PARK LANE OFFICE:** 0207 0791476

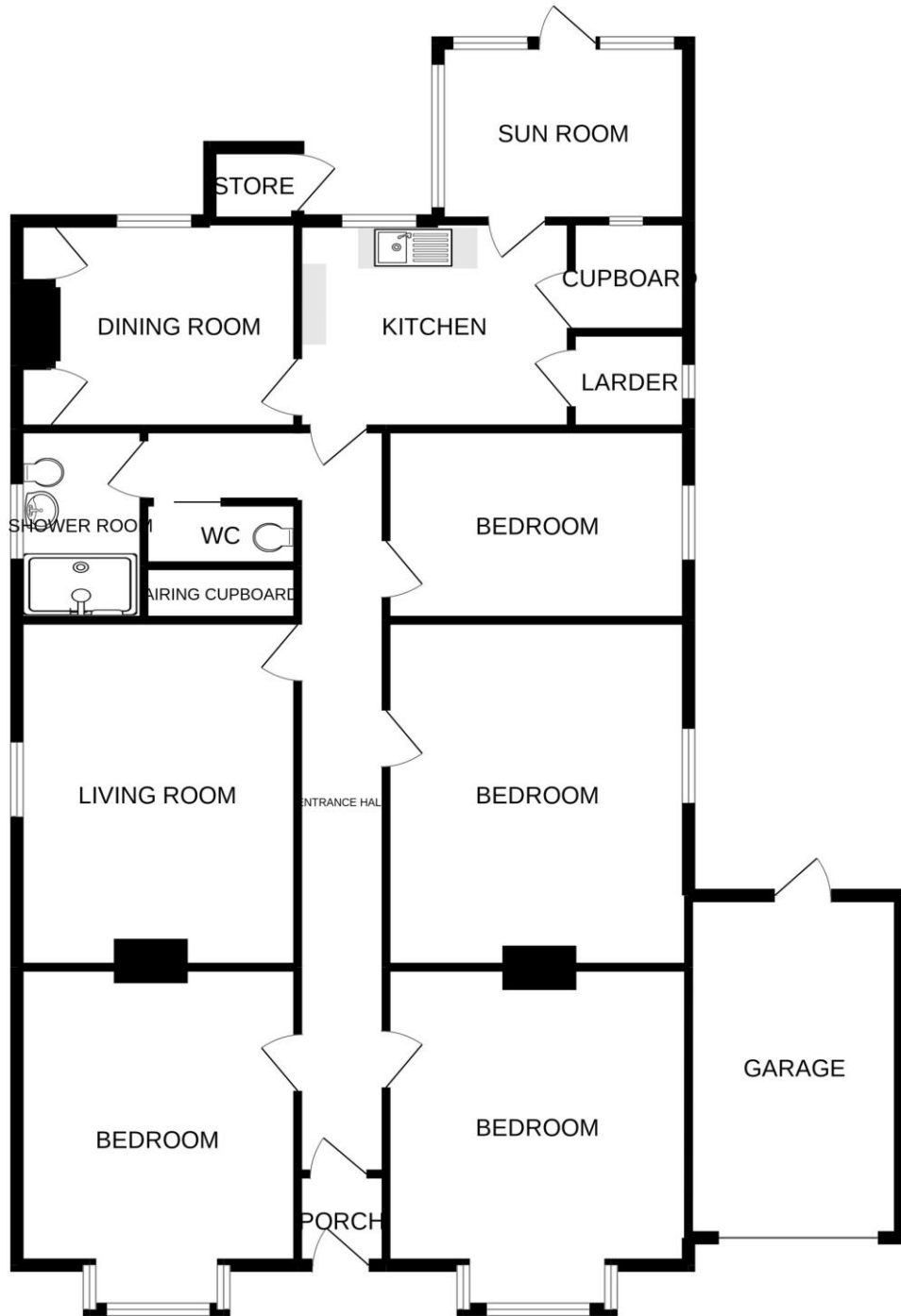
**LOCAL AUTHORITY:** Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW  
TEL (0300 1234171)

**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.

# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



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