



Marshall's

ESTATE AGENTS



14 Trewellard Road, Pendeen,  
Penzance, Cornwall, TR19 7ST







**14 TREWELLARD ROAD, PENDEEN, PENZANCE, CORNWALL, TR19 7ST**

**STARTING BID £100,000 FREEHOLD**

This three bedroom end of terrace home located in a popular area of Pendeen within close proximity of many amenities is offered for sale via online auction through Clive Emson and would make an ideal investment opportunity.

**\* FOR SALE VIA AUCTION THROUGH CLIVE EMSON \***

**\* AUCTION END DATE 1ST NOVEMBER 2023 \***

**\* THREE BEDROOMS \* CONSERVATORY \* LIVING ROOM \* KITCHEN/DINER \***

**\* FIRST FLOOR BATHROOM \* SMALL GARDEN TO FRONT \* UPDATING REQUIRED \***

**\* APPROXIMATELY 82 SQUARE METERS \* EPC = G \* COUNCIL TAX BAND = B \***

For sale via auction through Clive Emson, the property has spacious accommodation over two floors and is in need of updating and is available to cash buyers only as the property is unmortgageable due to the construction which is partly shuttered concrete. Pendeen is a popular area and we recommend an early appointment.

**ENTRANCE TO CONSERVATORY:** 21' 4" x 5' 6" (6.50m x 1.68m) Triple aspect double glazed windows, doors to:

**ENTRANCE HALL**

**LIVING ROOM:** 16' 10" x 9' 0" (5.13m x 2.74m) Shelving, ornamental fireplace.

**KITCHEN/DINER:** 17' 1" x 9' 0" (5.21m x 2.74m) Stainless steel inset single drainer sink unit with cupboards below, range of fitted wall and base units, worksurfaces and power point, understairs storage area, built in oven, four ring hob and extractor hood, fireplace with log burner, UPVC double glazed window, door to rear.

From entrance hall, stairs to:

**FIRST FLOOR LANDING**

**BEDROOM ONE:** 10' 7" x 10' 3" (3.23m x 3.12m)

**BEDROOM TWO:** 12' 4" x 9' 5" up to wardrobes narrowing to 5' 0" (3.76m x 2.87m - 1.52m)

**BEDROOM THREE:** 9' 0" x 7' 3" (2.74m x 2.21m) Sea glimpse

**BATHROOM:** White suite comprising panelled bath, wash hand basin, low level WC, skylight.

**FRONT GARDEN:** Lawned area, high hedging.

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

**AUCTIONEERS COMMENT:** Upon a bid being accepted the purchaser will need to pay a £5,000 holding deposit which will come out of the purchase price. There is also an administrative fee to pay. This is tiered dependant on the sale price and is as follows; if the sale price is up to £19,999 the administration fee is £400, if the sale price is between £20,000 to £49,999 then the administration fee is £600, if the sale price is between £50,000 to £99,999 then the administration fee is £900, if the sale price is £100,000 to £299,999 then the administration fee is £1,200 and if the sale price is £300,000 or above then the administration fee is £1,500. For info the administration fee is inclusive of Vat. There may be additional costs levied on the buyer by the seller and these will be disclosed in the Special Conditions of Sale. We haven't received these from the solicitor yet so cannot be any more specific at this stage, any enquiries regarding the fees should be directed to the auctioneers, Clive Emson on 01392 366555

**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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