



Sunrise



St Austell 3 miles Mevagissey 3 miles
Charlestown 4 miles

For Sale by Online Public Auction, a basic property in an elevated woodland setting with valley views

- AUCTION GUIDE £180,000 TO £200,000
- Renovation Project
- 2 Bedrooms
- Off road parking
- Ripe for Improvement
- Woodland Setting & Terraced Gardens
- End Bidding Time 12:00 Noon
- Thursday 18th March 2021

Auction Guide £180,000 - £200,000

SITUATION

Sunrise is situated off a B road within an elevated woodland position at Levalsa Meor being a small hamlet in the Pentewan Valley and about a mile from Pentewan Beach. St Austell is about 3 miles to the north where there is a station on the London Paddington line.

DESCRIPTION

The approach is via an open arched Porch to a central Living/Dining Room with original floorboards, feature fireplace and views. Off is a Kitchen Area with a solid fuel Aga, cupboard space and further views to the front and door to Utility with sink and space for appliances, window to rear and door out to side Hall. The Bathroom, accessed from the Hall, has a bath, pedestal sink and wc. There are two Bedrooms – the largest of which benefits from views and original floorboards. A charming basic property in need of some attention and a rare "doer-upper" in today's market.

OUTSIDE

Off road parking and steps which wind up through the wooded gardens to level ground adjacent to the bungalow with further terraces to the rear. There is potential to improve the gardens with landscaping, decking and patios and so forth. There is a Shed and Greenhouse. In total, Sunrise extends to about a third of an acre.

CONSTRUCTION

We are informed the property is of rendered single block with insulation, stud to Celotex wall and plaster and the extension is of two layer cavity, block with recent flat roof.

METHOD OF SALE

The property will be offered for sale by Public Online Traditional Auction. The auction end date 12:00 noon at Thursday 18th March 2021. The Vendor reserves the right to withdraw or alter the property prior to the auction end date. The property can be accessed via Stags' website – www.stags.co.uk.

AUCTION LEGAL PACK AND SPECIAL CONDITIONS OF SALE

This includes the searches, draft contract, deeds / epitome of title, special conditions of sale etc., and is available to download free of charge to those who have registered, from our auction partner's website. Due to Covid 19 precautions, we are not making the legal pack available for inspection at Stags offices. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Further information about buying by online auction and buyer's fees are available on Stags website.

SOLICITORS

Setfords Solicitors, 5 Walsingham Place, Truro, Cornwall, TR1 2RP; for the attention of Miss E Higgs. Telephone 01872 308707 Email e.higgs@setfords.co.uk.

COMPLETION DATE

The completion date will be as dictated by Setfords Solicitors in the legal pack.

BUYERS & ADMINISTRATIVE FEE – TRADITIONAL ONLINE

The successful purchaser(s) will be liable to pay the sum of £5,000. From this a buyers fee of £2,400 inc VAT is retained by Stags/Bamboo Auctions as a contribution to the online platform costs, and £2,600 is payable towards the purchase price.

An additional administration fee, separately invoiced by Stags, of £1,000 plus VAT will be payable by the successful purchaser immediately after the auction.

DEFINITION OF AUCTION GUIDE AND RESERVE

Guide price(s) is an indication of the seller's expectation. Reserve Price(s) is a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range. Guide prices may change at any time prior to the auction.

PROOF OF IDENTITY

Under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

From Pentewan, travel north towards St Austell on the B3273. Pass the Caravan Storage, Meadow View Campsite, Valley View, the car park on the right, a layby on the left and pass through the bends. Towards the end of the long straight (slow down), and the white walled parking for Sunrise is on the left. A For Sale board. Steps lead up to the dwelling.

SERVICES

Mains water and electricity. Private drainage. Double-glazed. None of the services have been checked or tested.

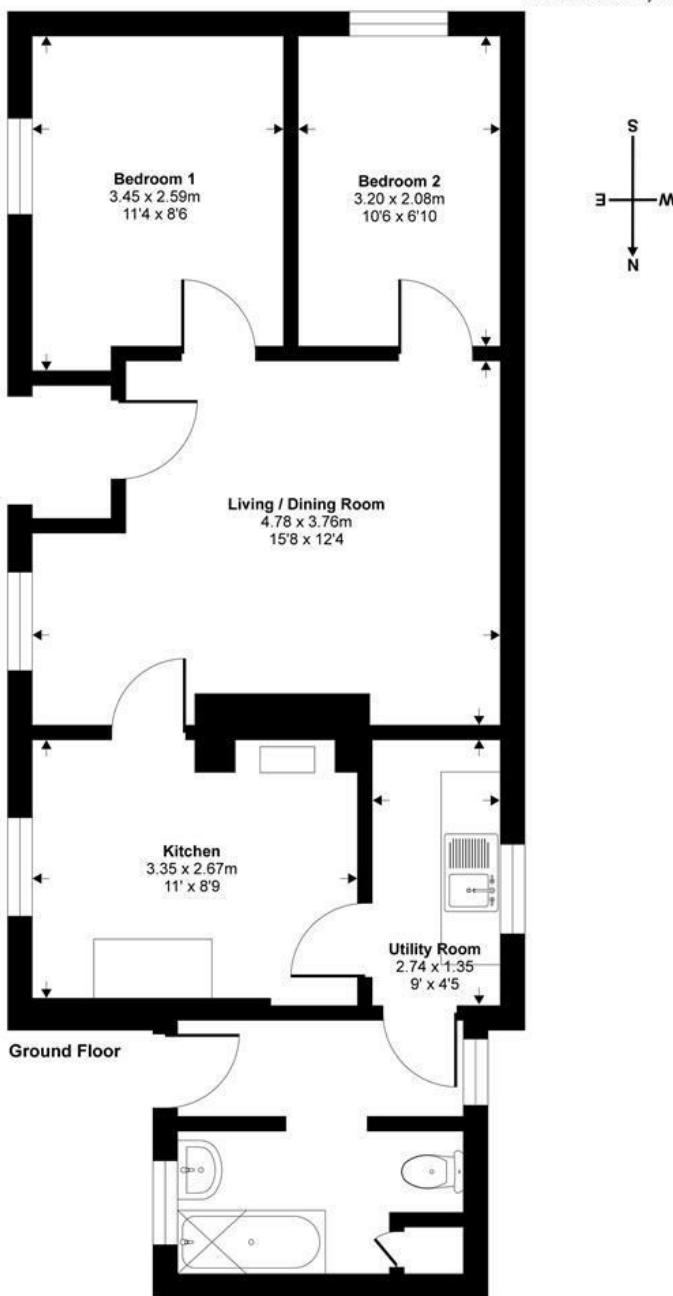
ACCESS THE ONLINE AUCTION

Interested parties are invited to visit www.stags.co.uk homepage, click on Auctions and then Online Property and Land Auctions and then Register directly with Bamboo Auctions to gain access to the Auction Legal Pack and bidding facilities.



Approximate Area = 608 sq ft / 56 sq m

For identification only - Not to scale

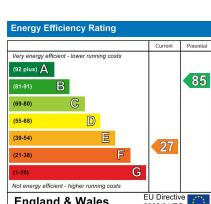


Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2020.
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These particulars are a guide only and should not be relied upon for any purpose.

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