



ESTATE AGENTS



174 Callington Road, Saltash, PL12 6LL

Auction Guide £110,000

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £110,000 Located in the charming town of Saltash is this first floor apartment. The accommodation briefly comprises lounge, kitchen, two bedrooms and bathroom. The property also benefits from double glazing and gas central heating. There is a private driveway located at the rear of the property providing off road parking. This apartment is offered with no onward chain, making it an attractive option for those looking to move in without delay. The location is superb, with easy access to local amenities and transport links, allowing for a seamless lifestyle. EPC = C (75). Council Tax Band A. Leasehold Property with 961 years remaining on the lease and peppercorn ground rent.

Immediate 'exchange of contracts' available

Being sold via 'Secure Sale'

LOCATION



Saltash is a popular Cornish Town located across the River Tamar from Plymouth and is often known as The Gateway To Cornwall. The town centre has many shops with doctors, dentists, library, leisure centre and train station all a short distance away, there are regular bus services to the local surrounding areas. There are various popular schools in the area. Saltash offers great transport links to Devon and Cornwall along the A38 corridor

ENTRANCE

From the rear of the property there is a staircase leading to the entrance door which leads into the lounge.

LOUNGE 13'4" x 9'11" (4.06 x 3.02)



uPVC double glazed window to the rear aspect with a pleasant outlook overlooking the local area and out towards The River Tamar and local countryside. Power points, telephone point, radiator, downlighting, wooden doorway with pattern glass insert leading into the kitchen.

KITCHEN 10'10" x 8'3" (3.3 x 2.51)



Modern fitted kitchen comprising range of wall mounted and base units with work surfaces above, single drainer sink unit with mixer tap, tiled splash backs, space and plumbing for washing machine, built in electric oven with gas hob above, space for under counter fridge and freezer, power points, uPVC double glazed window to the side aspect, opening leading into hallway.



HALLWAY

Doorways leading into bedroom one and the shower room.

BEDROOM ONE 13'5" x 8'11" (4.09 x 2.72)



Light and airy room with uPVC double glazed windows to the front and side aspect, coved ceiling, wall light points, power points and radiator.

BEDROOM TWO 11'1" x 7'6" (3.38 x 2.29)



uPVC double glazed window to the front aspect with a pleasant outlook overlooking the local area and extending towards The River Tamar and local countryside. Radiator, power points, double fitted wardrobe where the combi boiler is located which supplies the hot water system and central heating.

SHOWER ROOM



Modern fitted shower room with shower cubicle with tiled walls and electric shower, low level w.c.,

pedestal wash hand basin with tiled splash back, radiator, extractor fan, obscure glass double glazed window to the front aspect.

DRIVEWAY

The property has its own driveway providing off road parking for several vehicles.

SERVICES

The property benefit from mains gas, mains electric and mains water and sewerage.

The property also benefits from good mobile phone coverage and a good speed internet service.

Please check out the links below where you can find mobile phone coverage services and Interned provider speeds top the property location

<https://labs.thinkbroadband.com/local/index.php>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

LEASEHOLD INFORMATION

The property is leasehold with a 999 year lease from new with 961 years remaining. Peppercorn ground rent.

AUCTION

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that

AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

AUCTION

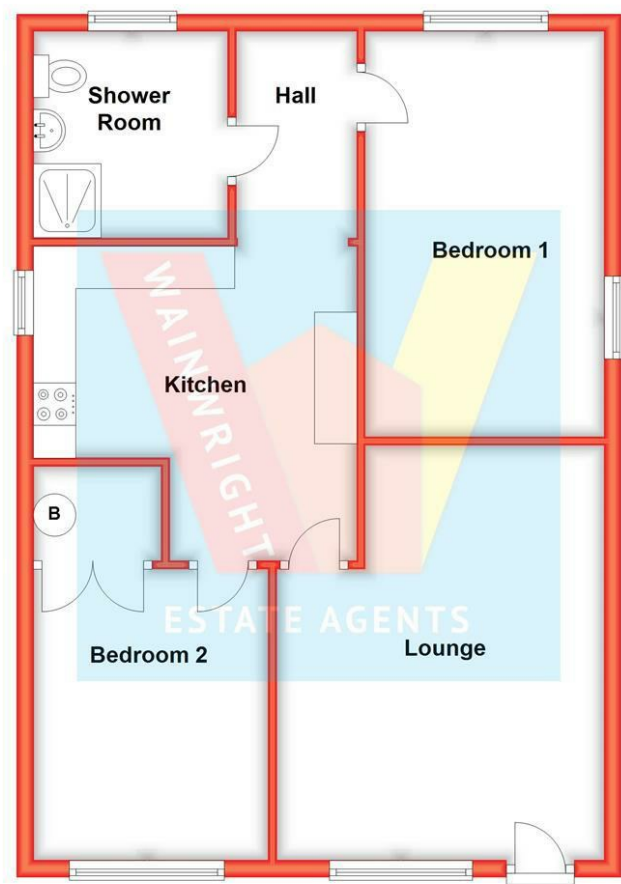
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Floor Plan

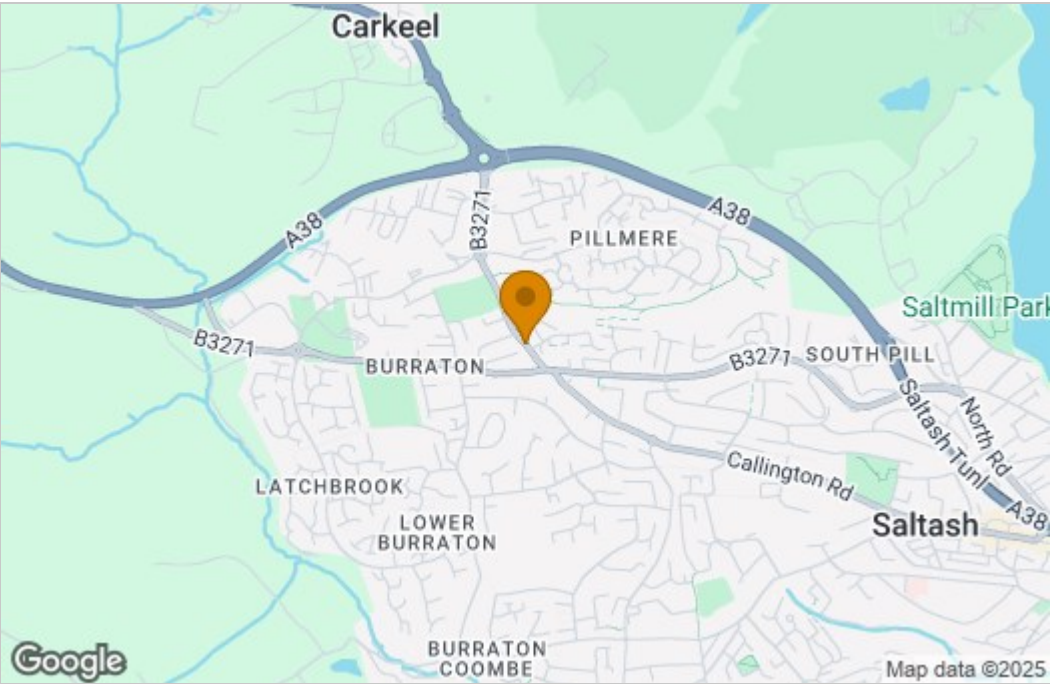
Ground Floor

Approx. 66.1 sq. metres (711.4 sq. feet)

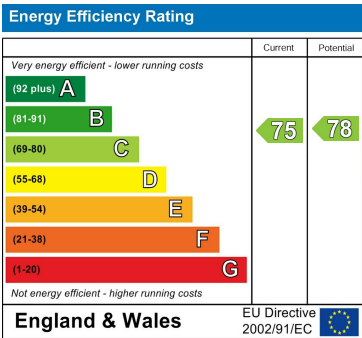


Total area: approx. 66.1 sq. metres (711.4 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate, are set as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of facts but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Wainwright Estate Agents has the authority to make or give any representation or warranty in respect of the property. The Floor Plans and Energy Performance Certificate (EPC) are set out as a guidelines only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale.