



ESTATE AGENTS



70 North Road, Saltash, PL12 6BB

Auction Guide £160,000

****Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £160,000**** This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties. Wainwright Estate Agents are offering this three bedroom mid terraced property situated within close proximity to Saltash Town Centre. The accommodation comprises open plan lounge and kitchen/diner, lower ground floor utility room, shower room and three bedrooms. The property further benefits from gas central heating, uPVC double glazing, enclosed rear courtyard and views of the River Tamar. Freehold Property, Council Tax band B
EPC = D (66)

LOCATION

The property is within walking distance to Saltash town centre. 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 HALLWAY

uPVC DG front entrance door opens in to entrance vestibule, fuse box, wooden glazed inner door opens in to entrance hallway, radiator, fitted carpet, stairs to lower ground floor and first floor accommodation, door in to kitchen / diner and lounge.

LOUNGE 12'1" x 11'0" (3.68 x 3.35)



uPVC DG bay window to front aspect, radiator, wood effect laminate flooring, phone point, cable TV point, archway leads in to kitchen / diner.

KITCHEN/DINER 11'9" x 9'0" (3.58 x 2.74)



uPVC D G window to rear aspect, kitchen comprises of a matching range of white wood wall and base unit cupboards, laminate roll edge work top, single stainless steel sink and drainer with 2 taps, tiled splash backs, integral electric oven and

electric induction hob over, space for fridge / freezer and ample space for dining table, radiator.

LOWER GROUND FLOOR

UTILITY ROOM 9'5" x 6'6" (2.87 x 1.98)



uPVC DG window to side aspect, DG door to side aspect, matching range of wall mounted and base unit cupboards, laminate work top, single stainless steel sink and drainer with mixer tap, tiled splash backs, vinyl flooring.

SHOWER ROOM 6'5" x 6'4" (1.96 x 1.93)



uPVC DG window to rear aspect, white suite comprising shower cubicle with electric shower, pedestal wash hand basin, low level WC, tiled splash backs, wall mounted extractor fan, wall mounted electric fan heater, combi boiler, radiator, fitted carpet.

FIRST FLOOR

Stairs leading from the hallway to a half landing with further stairs leading to the main landing.

BEDROOM ONE 11'8" x 9'0" (3.56 x 2.74)



uPVC DG window to rear aspect, radiator, fitted carpet.

BEDROOM TWO 12'1" x 7'9" (3.68 x 2.36)



uPVC DG window to front aspect, fitted cupboards, radiator, fitted carpet.



BEDROOM THREE 8'10" x 6'5" (2.69 x 1.96)



uPVC DG window to front aspect, storage cupboard, radiator, fitted carpet.

OUTSIDE

To the front of the property is a small wall enclosed garden with pathway leading to front entrance door.

To the rear of the property there is an enclosed courtyard.

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>

Auction Notes

Auctioneers Additional Comments

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.

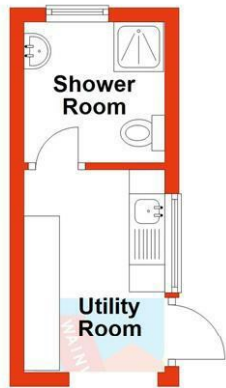
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

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

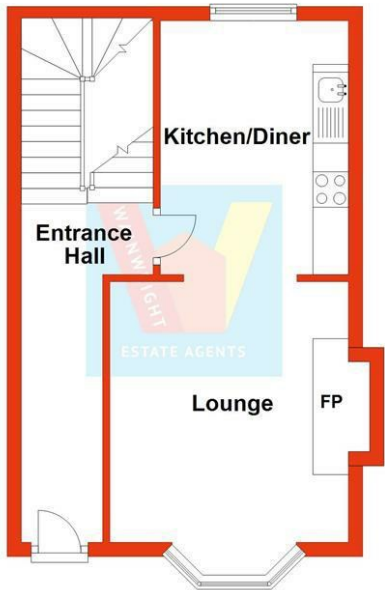
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation 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

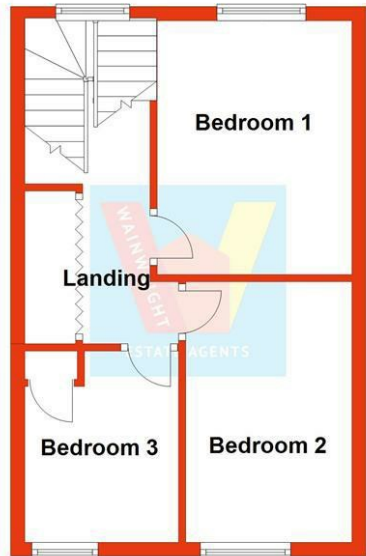
Lower Ground Floor



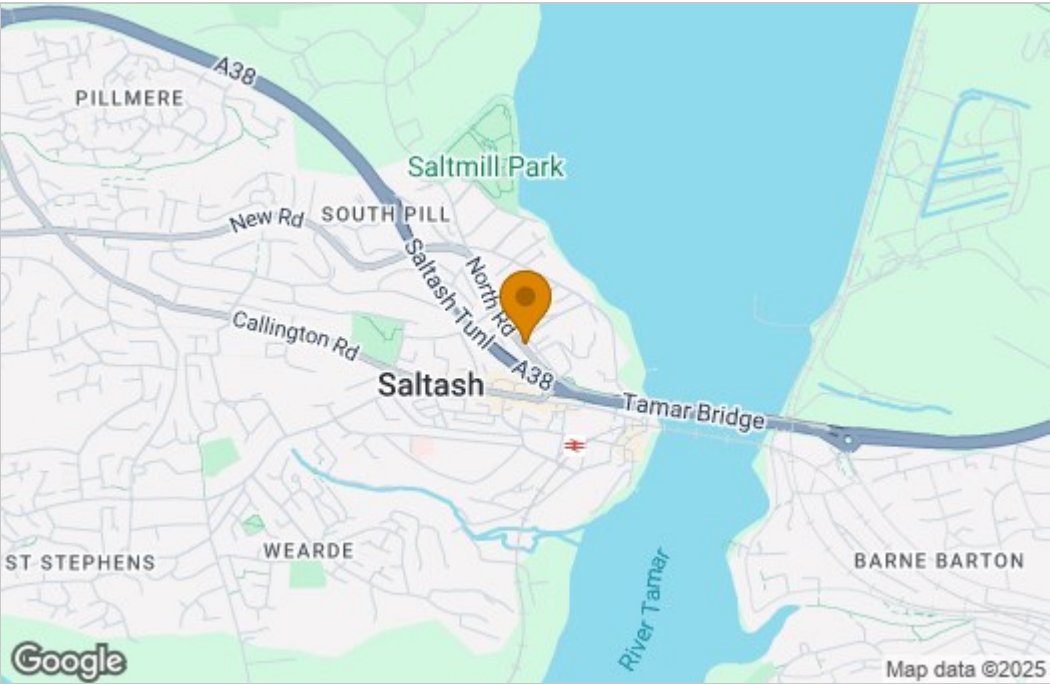
Ground Floor



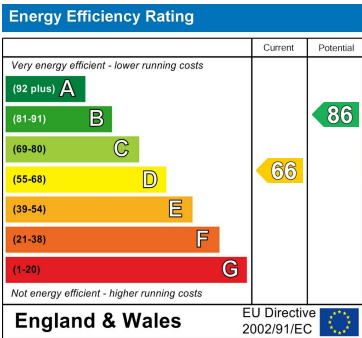
First Floor



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.