



ESTATE AGENTS



**40A Fore Street, Saltash, PL12 6JL**

**Auction Guide £115,000**

\*\*\*\*\*Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £120,000\*\*\*\*Wainwright Estate Agents are delighted to offer for sale this first floor two bedroom apartment located in the heart of Saltash Fore Street. The accommodation comprises spacious entrance hall, lounge, fitted kitchen and bathroom. The property further benefits from double glazing, gas central heating and a roof terrace garden. EPC = D (61). Council Tax band A. Leasehold property. 106 years remaining on the lease. Peppercorn ground rent £1.00 per annum. Yearly service charge £130.00. Immediate 'exchange of contracts' available



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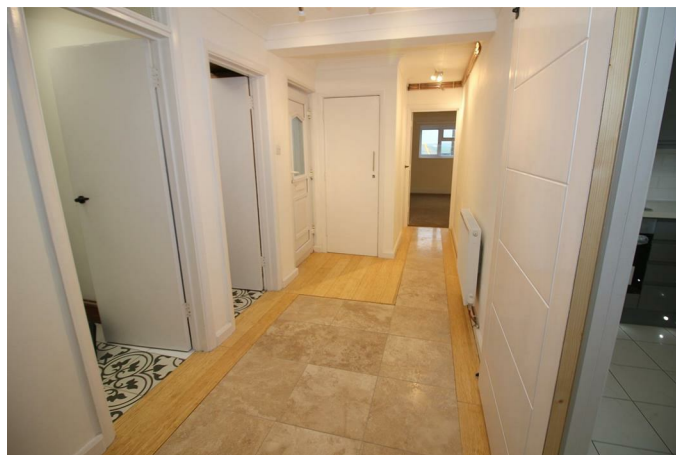
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## LOCATION



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 and a college. Saltash offers great transport links to Devon and Cornwall along the A38 co

## ENTRANCE HALL



uPVC DG front door with opaque glazed pane opens into entrance hall, part tiled and part solid wood flooring, sky light, doors to accommodation, storage cupboard, boiler cupboard, radiator.

## LOUNGE/DINER 21'1" x 13'0" (6.43 x 3.96)



uPVC DG window to rear aspect, uPVC DG window to side aspect, fitted carpet, TV point, two radiators.

## KITCHEN 10'11" x 6'10" (3.33 x 2.08)



uPVC DG window to side aspect, modern fitted kitchen comprising of grey high gloss wall mounted and base unit cupboards, laminate work tops over, integral single electric oven, 4 ring gas hob and extractor fan hood over, black 1 & 1/2 bowl sink and

drainer with chrome mixer tap, tiled splash backs, washing machine, space for fridge/freezer, kick board with L.E.D feature lighting, radiator, tiled flooring.

### **BEDROOM ONE 11'9" x 9'11" (3.58 x 3.02)**



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

### **BEDROOM TWO 11'9" x 8'10" (3.58 x 2.69)**



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

### **SHOWER ROOM 5'8" x 5'1" (1.73 x 1.55)**



White high gloss vanity unit with inset wash hand basin and mixer tap, with cupboards beneath,

double shower cubicle with mains shower and drench shower head, separate shower attachment and aqua panels to shower walls, sky light, wall mounted extractor fan, black towel rail radiator, tiled flooring.

### **WC**

uPVC DG window to rear aspect, low level WC, radiator, tiled flooring.

### **OUTSIDE**

There is a roof terrace for the benefit of the tenants which is currently under refurbishment and due to be finished soon. Parking is on road.

### **LEASEHOLD INFORMATION**

Service charge is £130.00 per annum. Peppercorn ground rent £1.00 per annum. 106 Years remaining on the lease.

### **AUCTION INFORMATION**

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.

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.

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.

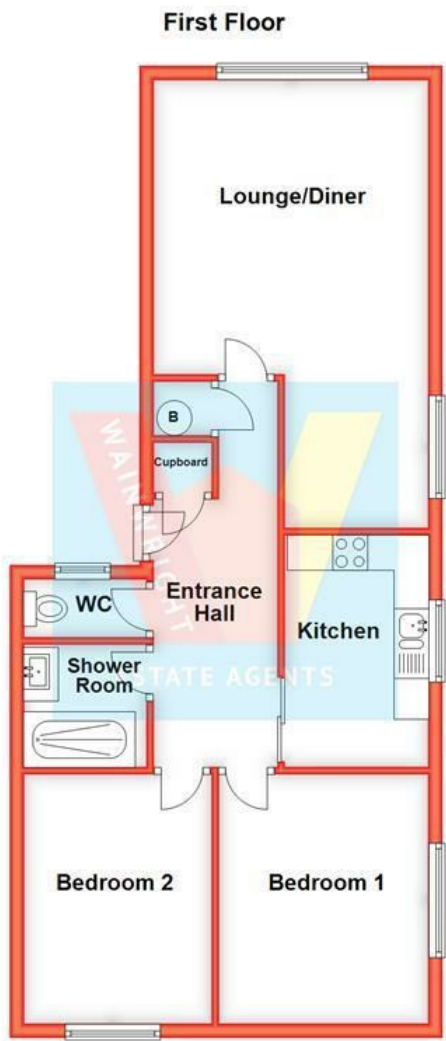
#### Auctioneers Additional Comments

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 up to 6% inc VAT (subject to a minimum which could be up to £7,200 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.

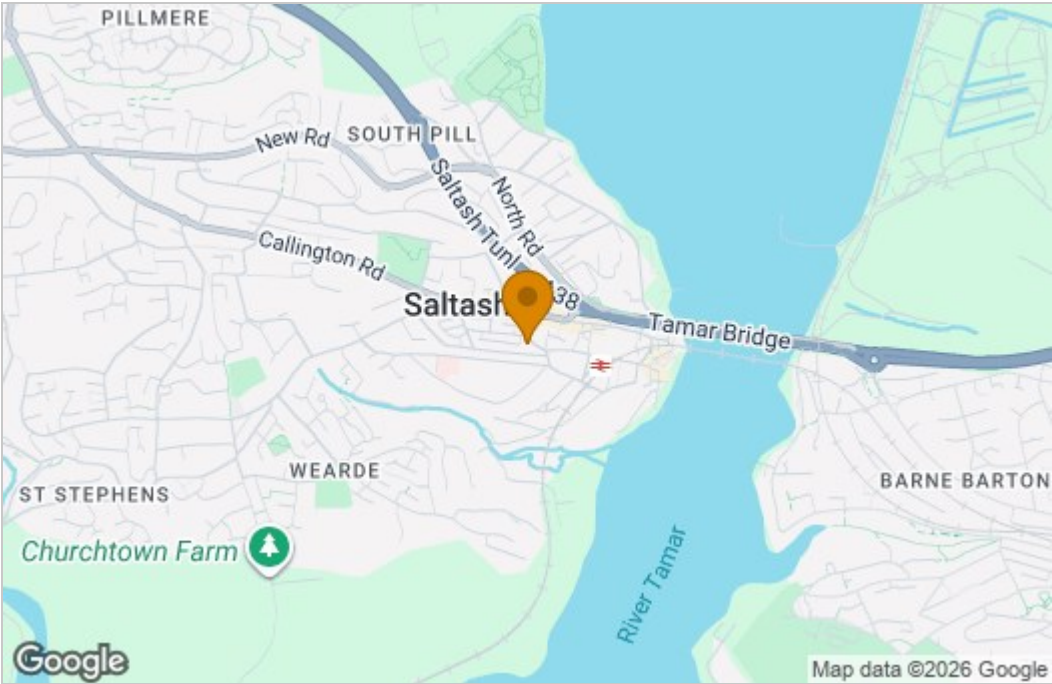
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



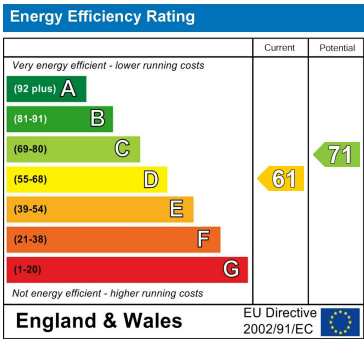
Floor Plan



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.