



ESTATE AGENTS



3 Prospect Walk, Saltash, PL12 4RG

By Auction £160,000

For sale via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £160,000

Wainwright Estate Agents are delighted to offer for sale with NO ONWARD CHAIN this mid terrace house located in a tucked away position within the popular Cornish town of Saltash. The accommodation briefly comprises open plan lounge and dining area, kitchen, three bedrooms, shower room, front and rear gardens, garage located in block. Other benefits include double glazing and gas central heating. To appreciate the location and all this house has to offer an internal viewing really is a must. EPC = C (72).

Council Tax Band B. Freehold Property.

AGENTS NOTE

Immediate 'exchange of contracts' available
Being sold via 'Secure Sale'
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.

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

uPVC front door leading into the entrance vestibule.

ENTRANCE VESTIBULE

Storage cupboard, radiator, doorway leading into the lounge.

OPEN PLAN LOUNGE/DINER



LOUNGE AREA 15'4 x 10'5 (4.67m x 3.18m)



Double glazed window to the front aspect, radiator, power points, feature fireplace, the lounge leads into the dining area.

DINING AREA 11'9 x 8'10 (3.58m x 2.69m)



uPVC double glazed French style doors leading to the rear garden, radiator, power points, doorway leading into the kitchen.

KITCHEN 11'9 x 6'8 (3.58m x 2.03m)



Matching range of kitchen units comprising wall mounted and base units with worksurfaces above, single drainer sink unit mixer tap, tiled splashbacks, space and plumbing for washing machine, space for cooker, built in fridge/freezer, power points, radiator, double glazed window to the rear aspect.

STAIRS

Accessed via doorway from the lounge and leading to the first floor landing.

LANDING

Doorways leading into the first floor living accommodation, linen cupboard.

BEDROOM 1 12'4 x 9'3 (3.76m x 2.82m)



Double glazed window to the front aspect, radiator, power points, built in mirror fronted wardrobes.

BEDROOM 2 10'8 x 9'5 (3.25m x 2.87m)



Double glazed window to the rear aspect, radiator, power points.

BEDROOM 3 9'2 x 5'10 (2.79m x 1.78m)

Double glazed window to the front aspect, radiator, power points, built in wardrobe and over the bed storage.

SHOWER ROOM



Matching shower room comprising shower cubicle with shower, pedestal wash hand basin, low level

w.c., radiator, double glazed obscure glass window to the front aspect.

FRONT GARDEN



To the front of the property there is a low maintenance gravelled garden with pathway leading to the front door.

REAR GARDEN



Enclosed rear garden with wooden fence surround, the garden is accessed via French Style doors from the dining area leading onto a raised patio area with steps leading down to the remainder of the garden which has been paved and has a raised flower bed, wooden garden shed with outside light, wooden gateway leading to the rear.

GARAGE

The property has a garage located in a block.

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>

AUCTIONEER NOTES

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'.

AUCTIONEER NOTES

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.

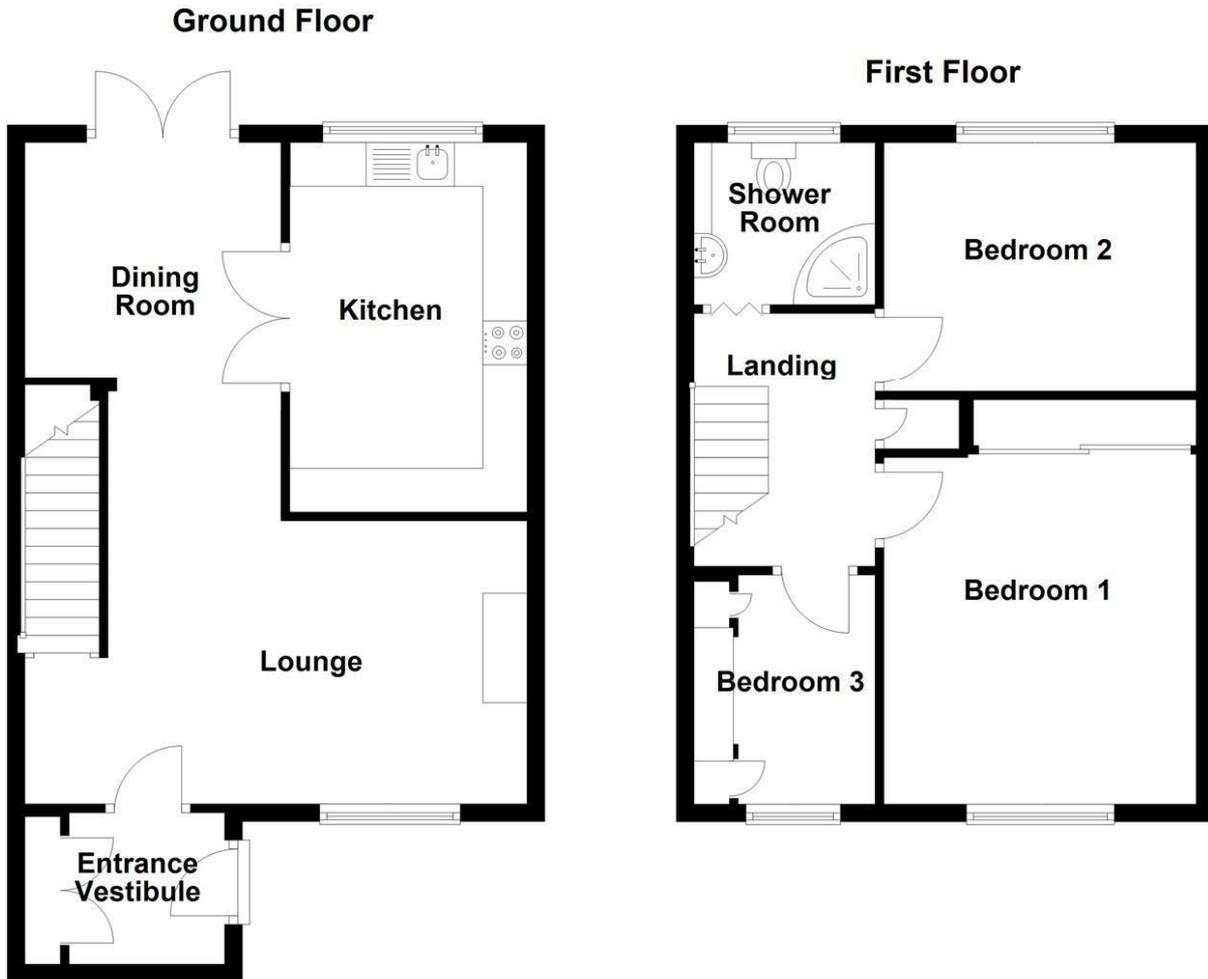
Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of

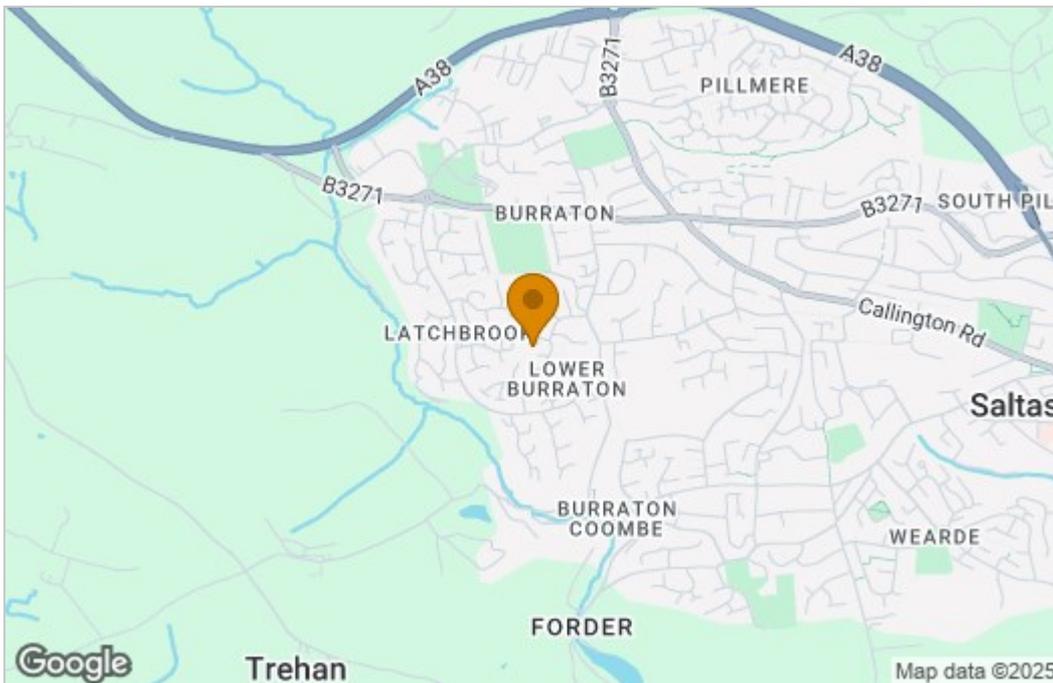
contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required 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.

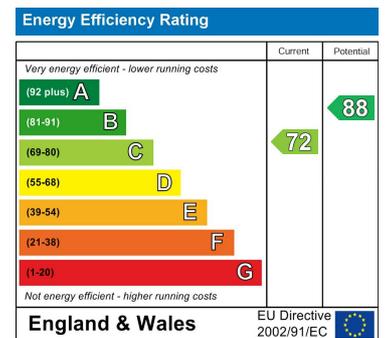
Floor Plan



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.

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