



**113 North Road, Saltash, PL12 6BG**  
**Auction Guide £165,000**

\*\*\*\*\* FOR SALE VIA ON LINE AUCTION\*\*\*\*\* Terms & Conditions apply. Starting Bid £165,000\*\*\*\* Located in the charming town of Saltash is this mid terrace house. The accommodation briefly comprises lounge with archway leading into the dining room, kitchen and utility room, three bedrooms, shower room, front and rear gardens. The property has pleasant views from the front aspect of the local area, The River Tamar and extends towards Dartmoor. Other benefits include double glazing and gas central heating. Situated in a desirable location, this property benefits from easy access to local amenities, schools, and transport links, making it a practical choice for commuters and families alike. EPC = D (64) Council Tax Band B. Freehold Property. Immediate 'exchange of contracts' available

## AUCTION INFORMATION

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £165,000

Immediate 'exchange of contracts' available

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. Immediate 'exchange of contracts' available.

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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. Saltash offers great transport links to Devon and Cornwall along the A38 corridor

## ENTRANCE

uPVC front door with pattern glass leading into the hallway.

## HALLWAY

Stairs leading to the first floor with under stairs storage cupboards, radiator, doorway leading into the lounge and dining room.

## LOUNGE 13'3 into bay window x 10'10 into recesses (4.04m into bay window x 3.30m into recesses)



Double glazed bay window to the front aspect, radiator, power points, feature fire place with decorative tiling and wooden surround. Archway leads into the dining room.

## DINING ROOM 12'00 x 9'6 into recesses (3.66m x 2.90m into recesses)



Double glazed window to the rear aspect, radiator, power points, doorway leading into the kitchen.

## KITCHEN 7'10 x 6'11 (2.39m x 2.11m)



Matching kitchen units comprising wall mounted and base units with worksurfaces above, single drainer sink unit with mixer tap, tiled splashbacks, built in electric oven with gas hob above, power points, window to the rear aspect, doorway leading into the utility room.

## UTILITY ROOM 8'00 x 5'10 (2.44m x 1.78m)



Doorway leading to the rear garden, window to the

rear aspect, space and plumbing for washing machine, wall mounted gas boiler, velux window, power point.

## STAIRS

Leading to the first floor landing.

## LANDING

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

## BEDROOM 1 13'10 into bay window x 9'4 (4.22m into bay window x 2.84m)



Double glazed bay window to the front aspect with pleasant views overlooking the local area, The River Tamar and extending towards Dartmoor, radiator, power points.



## BEDROOM 2 12'6 x 9'10 (3.81m x 3.00m)

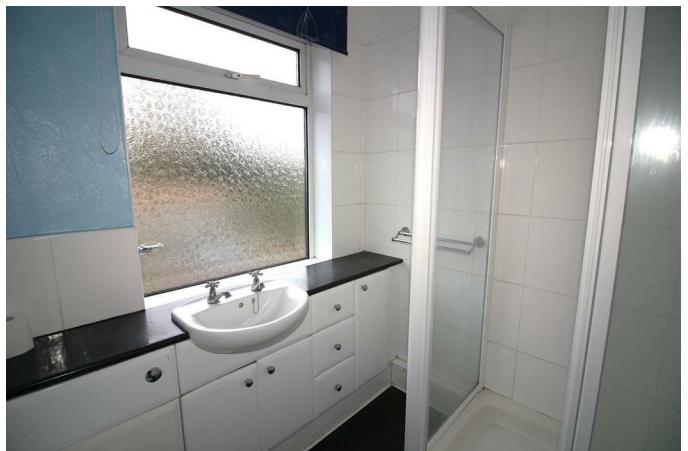


Double glazed window to the rear aspect, radiator, power points, picture rail.

## BEDROOM 3 7'7 x 6'00 (2.31m x 1.83m)

Double glazed window to the front aspect with pleasant views of the local area, The River Tamar and extending towards Dartmoor, radiator, power points.

## SHOWER ROOM



Double shower cubicle with shower and tiled splashback, vanity unit with low level w.c., wash hand basin and storage cupboards, radiator, double glazed obscure glass window to the rear aspect.



## FRONT GARDEN

To the front the garden is mainly laid to lawn with various mature plants and shrubs, pathway and steps leading to the front door.

## REAR GARDEN



Enclosed rear garden with raised flower beds, various mature plants and shrubs, pathway leading to a gateway which leads to a service lane.

## 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 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.

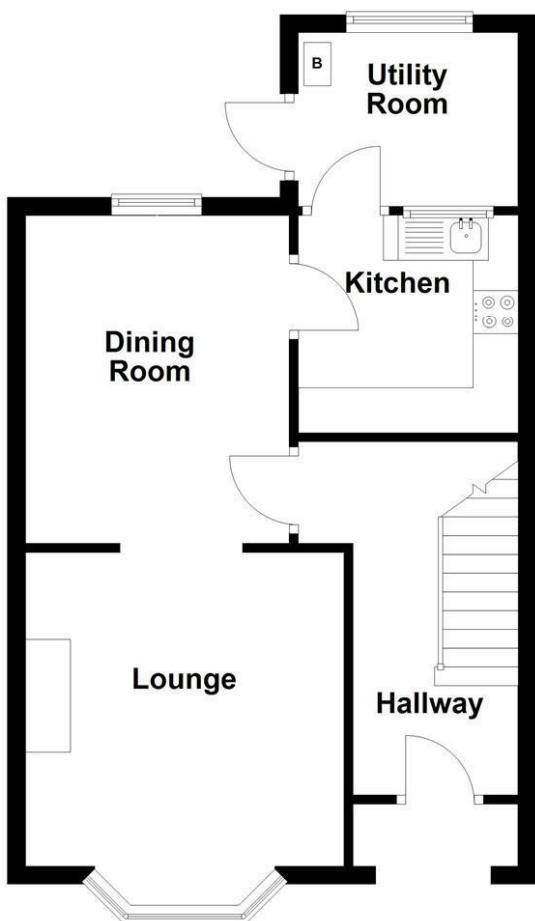
### Auctioneers Additional Comments

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.

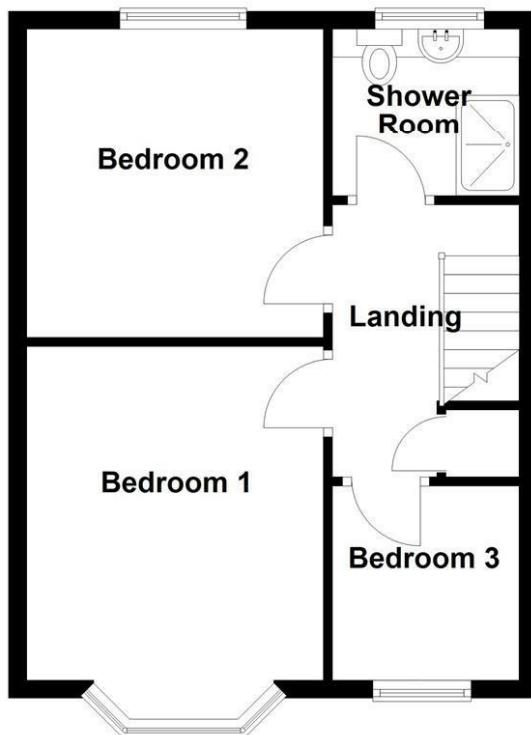
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

## Floor Plan

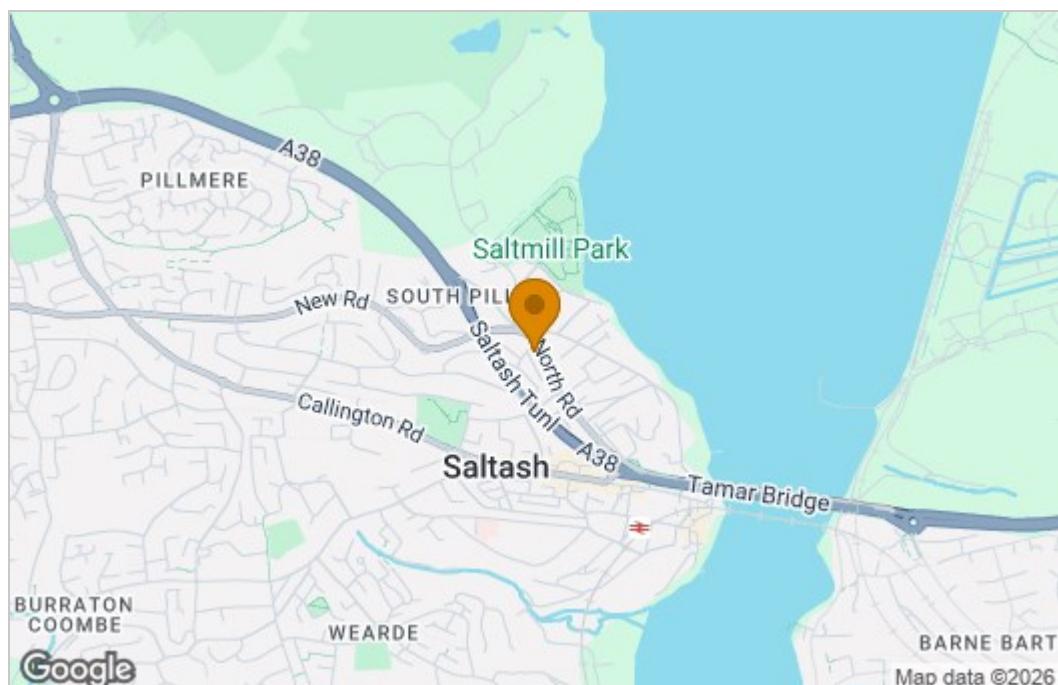
### Ground Floor



### First Floor



### Area Map



### Energy Efficiency Graph

These particulars, whilst believed to be accurate, are set out 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 of 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.