



ESTATE AGENTS



**5 Longview Road, Saltash, PL12 6EE**

**Auction Guide £160,000**

FOR SALE VIA ON LINE AUCTION - Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £160,000. Mid terrace property located in the popular Cornish town of Saltash. The accommodation briefly comprises lounge, dining room, kitchen, utility room, bathroom, two double bedrooms, gardens front and rear. 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. EPC = D (68). Freehold Property. Council Tax Band A.



## 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

Front door leading into the entrance vestibule.

## ENTRANCE VESTIBULE



Doorway leading into the hallway.

## HALLWAY



Stairs leading to the first floor with under stairs storage cupboards, radiator, dado rail, doorways leading into the downstairs living accommodation.

## LOUNGE 14'11 (into bay window) x (4.55m (into bay window) x)



Bay window to the front aspect, feature fireplace, radiator, power points, picture rail.

## DINNIG ROOM 12'4 x 8'11 (3.76m x 2.72m)



Feature wooden built in display cabinet to the recess with storage cupboard beneath, fireplace, radiator, power points, picture rail archway leading into the kitchen.

## KITCHEN 12'2 x 8'7 (3.71m x 2.62m)

Range of matching kitchen units, worksurfaces, window to the rear aspect, doorway leading to the rear garden, various power points, single drainer sink unit with mixer tap, doorway leading into the utility room.

## UTILITY ROOM

Doorway leading into the bathroom, power point.



## BATHROOM



white bathroom suite comprising panelled bath with shower attachment above, low level w.c., vanity unit with inset wash hand basin and cupboard beneath, radiator, obscure glass window to the rear aspect.

## STAIRS

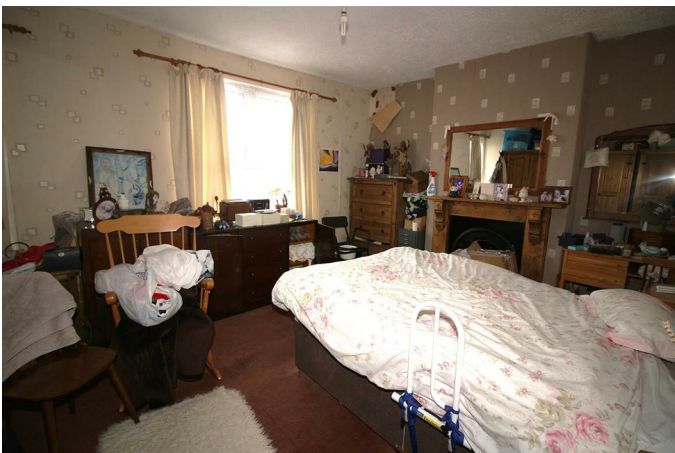


Leading to a half landing with window to the rear aspect, further stairs leading to the main landing.

## LANDING

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

## BEDROOM 1 14'10 x 12'5 (4.52m x 3.78m)



Two windows to the front aspect, radiator, power points, feature fireplace with wooden mantle.

## BEDROOM 2 12'7 x 8'6 (3.84m x 2.59m)



Window to the rear aspect, radiator, power points, feature fireplace, wall mounted boiler.

## FRONT GARDEN



Gateway leading into the front garden with various mature plants and shrubs, pathway leading to the front door.

## REAR GARDEN



The rear garden has a patio area, selection of plants and shrubs.

## SERVICES

he 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 Internet 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>

## AUCTIONEERS 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.

## AUCTIONEERS NOTES

### 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.

## AUCTIONEERS 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.

## AGENTS NOTE

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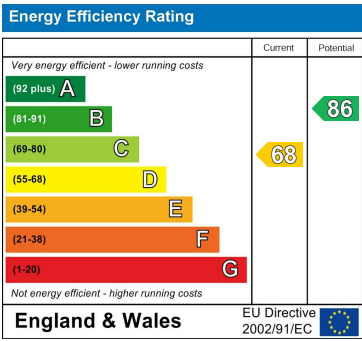
Floor Plan



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.