



ESTATE AGENTS



## Saltash Road, Callington, PL17 7EG

**Auction Guide £180,000**

\*\*\*\*\*Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £180,000\*\*\*\*Located in the charming town of Callington, this delightful modern house offers a perfect blend of comfort and modern living. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals. The inviting reception room provides a warm and welcoming space, perfect for relaxation or entertaining guests. The house boasts a contemporary bathroom and benefits from double glazing throughout, ensuring a cosy atmosphere while keeping energy costs in check. The gas central heating system adds to the comfort. One of the standout features of this property are the pleasant countryside views. Outside the property has a level enclosed low maintenance garden, outside office/hobby room. For those with vehicles, the property includes parking and garage. This terraced house, combines modern amenities with a popular location, making it a wonderful opportunity for anyone looking to embrace the Callington lifestyle. Don't miss the chance to make this charming property your own. EPC = C (78). Freehold. Council Tax Band

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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



This modern end terrace house is one of several properties located on a small development within the popular Cornish town of Callington. Callington is a town with a population of around 4,500 people and is situated in the heart of South East Cornwall, around 10 miles from the City of Plymouth. It has an Infant School, along with a Community College. The town has a Tesco store and a good range of local shops in Fore Street. The Kit Hill Country Park is also within 2 miles of Callington, providing moorland walks and panoramic views as well as landmarks of historic interest. There are also many sporting and recreational facilities available in and around Callington including nearby gold courses at Launceston, Tavistock and the International St Mellion Golf & Country Club only three miles away.

## ENTRANCE

uPVC front door leading into the hallway.

## HALLWAY



Doorways leading into the ground floor accommodation, storage cupboard, radiator, power point, down lighting, stairs leading to the first floor, under stairs storage cupboard.

## BEDROOM 11'8 x 9'10 (3.56m x 3.00m)



uPVC double glazed window to the rear aspect, radiator, power points, downlighting.

## BEDROOM 9'5 x 7'3 (2.87m x 2.21m)

uPVC double glazed window to the front aspect, radiator, power points, down lighting.

## BATHROOM



Modern matching white bathroom suite comprising

panelled bath with electric shower above and shower screen, low level w.c., pedestal wash hand basin, radiator, extractor fan, down lighting.

### STAIRS

Leading to the first floor living accommodation.

### OPEN PLAN LIVING AREA 32'10 x 11'8 (10.01m x 3.56m)



### OUTSIDE



### KITCHEN/DINER



Modern matching kitchen comprising range of wall mounted and base units with worksurfaces above, single drainer sink unit with mixer tap, built in electric oven with electric hob and extractor hood above, space for washing machine, space for fridge/freezer, uPVC double glazed window to the rear aspect, wall mounted gas boiler which supplies the hot water and central heating system, various power points, space for kitchen table, down lighting.

### LOUNGE

uPVC double glazed window to the front aspect with pleasant views of the local area and countryside, down lighting, two radiators, various power points.

The property has an enclosed low maintenance garden which is accessed via a wooden gateway, patio area providing an ideal spot for entertaining or alfresco dining, gravelled area, outside water tap, decked area with steps leading down to the entrance door.

### OFFICE/HOBBY ROOM

Outside office/hobby room which could be used for a number of different purposes, power and lighting.

### GARAGE

With up and over garage door. The garage has an opening which leads into the office/hobby room.

## PARKING



The property has parking for several vehicles.

## 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 TERMS AND CONDITIONS

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'.

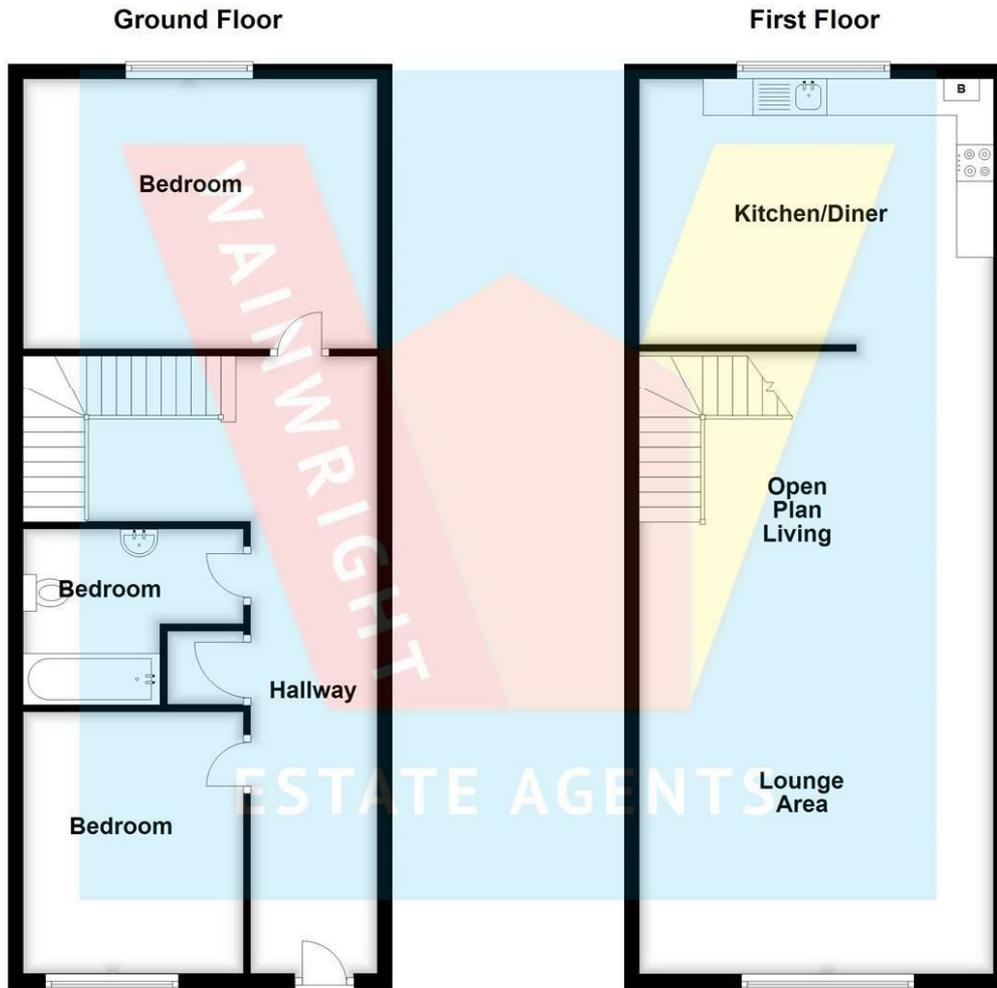
These prices are subject to change.

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 of up to 6% inc VAT (subject to a minimum of £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.

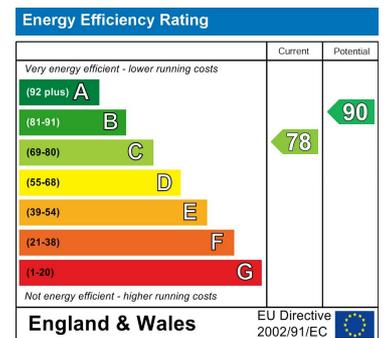
## Floor Plan



## 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.

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