



ESTATE AGENTS



## 2 Brooking Way, Saltash, PL12 4TJ

**Auction Guide £125,000**

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £125,000. For over 55's only. Located in the popular Cornish town of Saltash. The accommodation briefly comprises lounge, kitchen, two bedrooms, shower room, front and rear gardens. Other benefits include double glazing and gas central heating. 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) Council Tax Band A. Leasehold Property with 60 years remaining.

## AGENTS NOTE

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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

Front door leading into the hallway.

## HALLWAY

Doorways leading into the living accommodation, storage cupboard with shelving, radiator, linen cupboard housing the gas boiler.

## LOUNGE 12'2 x 11'11 (3.71m x 3.63m)



Window to the front aspect, radiator, power points, fireplace.

## KITCHEN 10'3 x 8'4 (3.12m x 2.54m)



Matching kitchen unit comprising wall mounted and base units with worksurfaces above, single drainer sink unit with mixer tap, tiled splashbacks, various power points, window to the rear aspect, doorway leading to the rear garden.

## BEDROOM 1 12'3 x 8'11 (3.73m x 2.72m)



Window to the rear aspect, radiator, power points, built in storage cupboard with hanging space.

## BEDROOM 2 8'3 x 7'6 (2.51m x 2.29m)



Window to the front aspect, radiator, power points.

## SHOWER ROOM



Shower cubicle, low level w.c., pedestal wash hand basin, window to the rear aspect, radiator, part tiled walls.

## FRONT GARDEN



The front garden is mainly laid to lawn with pathway leading to the front door.

## REAR GARDEN



The rear garden has a patio area with the remainder of the garden laid to lawn.

## SERVICES

## LEASEHOLD INFORMATION

99 year lease from 17/12/1977 to 18/12/2086 with 60 years remaining.

## AUCTION 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.

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.

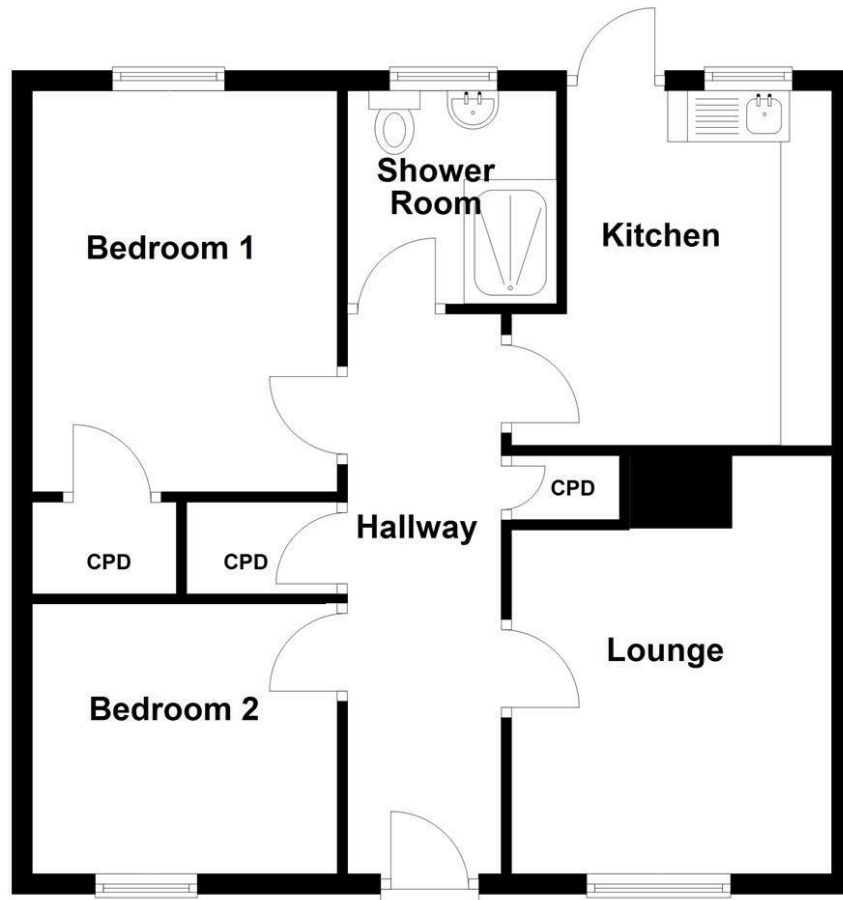
#### Auctioneers Additional Comments

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.

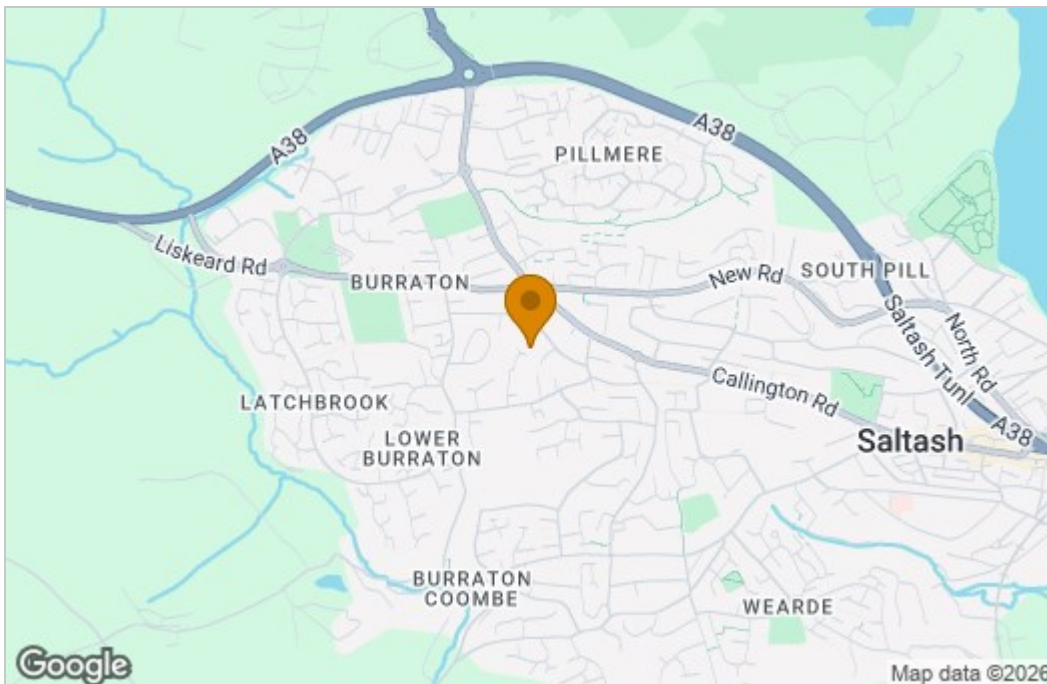
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

## Floor Plan

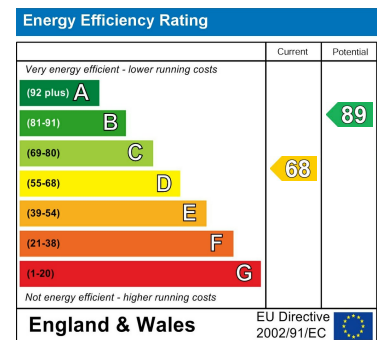
### Floor Plan



## 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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