



ESTATE AGENTS



**19 Inney Close, Callington, PL17 7QQ**

**Auction Guide £135,000**

\*\*\*\*\*Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £135,000\*\*\*\*\*Is this three three-bedroom end of terrace family home located in a sought-after residential area of Callington. An end terraced house situated in a tucked away location of a popular development on the fringes of Callington. Brief accommodation comprises:- Porch, Lounge, dining area, Conservatory and Kitchen on the ground floor. On the first floor there are 3 Bedrooms and Bathroom. Outside there are Gardens. The property has uPVC double glazing and Gas central heating and is being sold with no onward chain. Would make an ideal first/second time, investment or downsizing property. Freehold Property, Epc TBC, Council Tax Band B

Immediate 'exchange of contracts' available. Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £145,000

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.

### **Porch**

Internal door leading to the living Room

### **Living Room 14'5" x 6'10" (4.4 x 2.1)**



A spacious living room with double glazed window to the front aspect.

### **Dining Area 10'5" x 6'10" (3.2 x 2.1)**



Just off from the kitchen with space for dining table and chairs.

### **Kitchen 10'5" x 6'2" (3.2 x 1.9)**



Work tops, space for white goods, stainless steel sink, wall mounted gas boiler and window to conservatory.

### **Conservatory 12'9" x 8'10" (3.9 x 2.7)**



With doors giving access to the rear garden, encased windows to the side elevations and roofing.

### **Bedroom 1 12'1" x 11'9" (3.7 x 3.6)**



Fitted wardrobes, and further bedroom furniture, radiator and window to the front elevation.

### Bedroom 9'6" x 5'10" (2.9 x 1.8)



uPVC double glazed windows to the rear elevation

### Bedroom 7'6" x 6'6" (2.3 x 2.0)



uPVC double glazed windows to the rear elevation

### Bathroom



Comprising of low level WC, hand basin, bath with electric shower over, part tiling to the walls and extractor.

### Outside

Gardens to front rear and side which are currently over grown and in need of maintenance, garden sheds.

WE understand there is one allocated parking space but this has yet to be confirmed.

### Auction Terms

BEING SOLD VIA ON LINE AUCTION TERMS AND CONDITIONS APPLY.

### 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 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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