



ESTATE AGENTS



1 Brayers Court, Saltash, PL12 5FE

Auction Guide £175,000

*****Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £175,000****Nestled in the charming village of Tideford, Saltash, this well presented delightful detached house at Brayers Court offers a perfect blend of comfort and tranquillity. With no onward chain, this property presents an excellent opportunity for those seeking a peaceful retreat or a first-time home. The accommodation briefly comprises lounge, modern fitted kitchen/diner, two bedrooms, modern bathroom, good size rear garden with office/hobby room. Other benefits include double glazing and oil fire central heating. Set in a village location, this property allows residents to enjoy the serene surroundings while still being within easy reach of local amenities. The community atmosphere of Tideford enhances the appeal, making it a wonderful place to call home. EPC = C (69) . Freehold property. Council Tax Band B

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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

LOCATION

The property is situated in the charming riverside village of Tideford on the western boundary of the Tamar Valley which is an area of Outstanding Natural Beauty. Tideford lies in the rolling Cornish countryside approx five miles west of Saltash and the Tamar Bridge. The A38, which passes through the village, provides excellent transport links to Plymouth and all parts of the region. There is a regular bus service through the village to Plymouth and neighbouring towns.

ENTRANCE



Front door leading into the lounge.

LOUNGE 14'9 x 11'3 (4.50m x 3.43m)



Double glazed window to the front aspect, radiator, various power points, stairs leading to the first floor with under stairs storage, doorway leading into the kitchen/diner. Walk in cupboard (previously a downstairs w.c.)

KITCHEN/DINER 18'7 x 9'10 (5.66m x 3.00m)



Modern matching kitchen comprising range of wall mounted and base units with worksurfaces above, single drainer sink unit with mixer tap, built in fridge/freezer, built in eye level electric oven, electric hob with extractor hood above, built in dishwasher, built in washing machine, various power points, double glazed window to the rear aspect, down lighting, radiator, double glazed window to the side aspect, uPVC double glazed door leading to the rear garden.



STAIRS

Leading to the first floor landing.

LANDING

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

BEDROOM 1 9'10 x 9'8 (3.00m x 2.95m)



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

BEDROOM 2 9'10 x 8'5 (3.00m x 2.57m)



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

BATHROOM



Modern matching white bathroom suite comprising panelled bath with shower above, vanity unit with inset wash hand basin and cupboard beneath, low level w.c., radiator.



REAR GARDEN



The rear garden is arranged over different sections, the first section has a gravelled area and patio area with various mature plants and shrubs this then leads to a decked area providing an ideal spot for entertaining or alfresco dining, steps lead down to a grassed area and the office/hobby room.





OUTSIDE OFFICE/HOBBY ROOM 20'11 x 6'6 (6.38m x 1.98m)



Located at the rear there of the property there is an office/hobby room with power and down lighting, window to the rear aspect.

SERVICES

The property benefits from, 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>

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

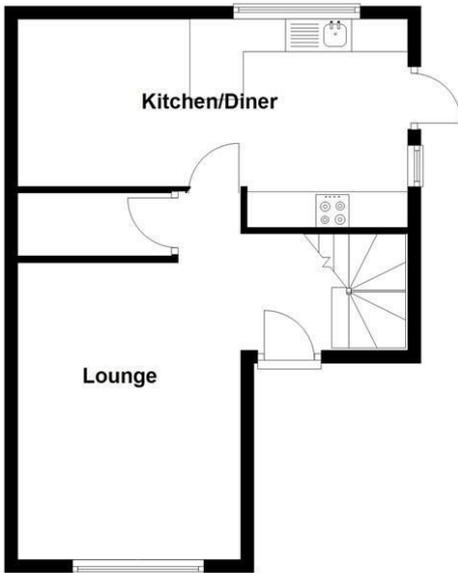
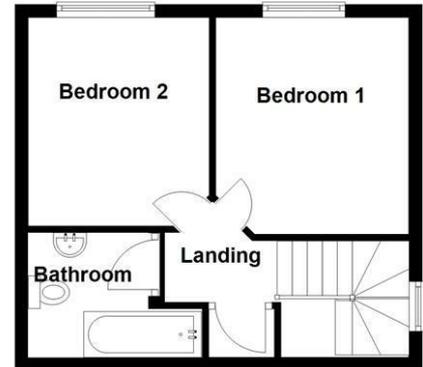
pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Floor Plan

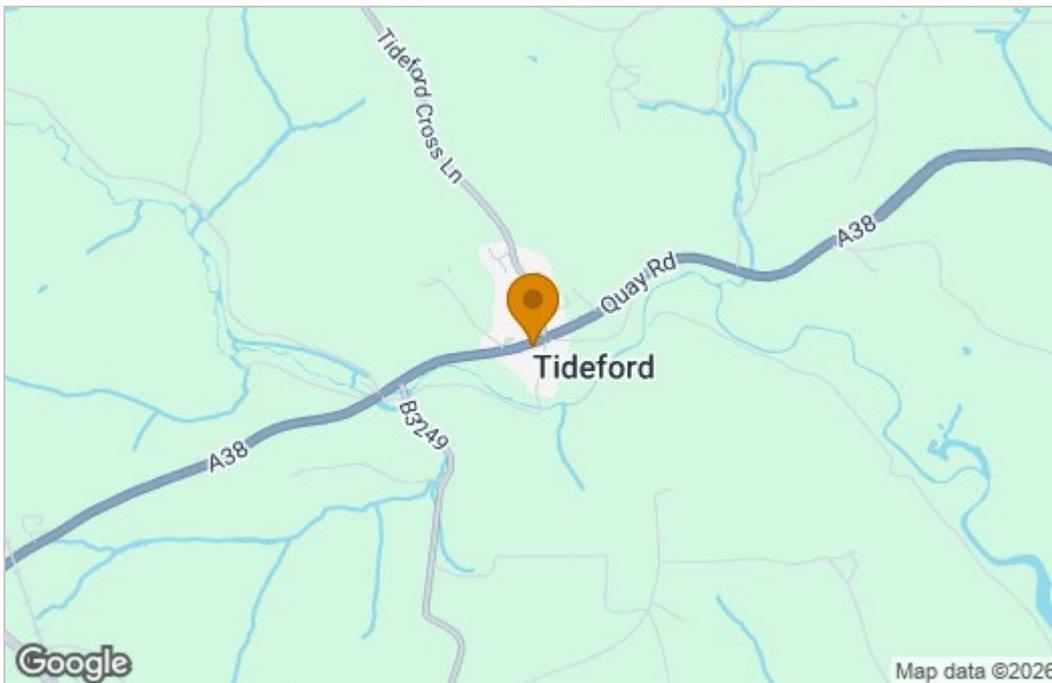
Ground Floor



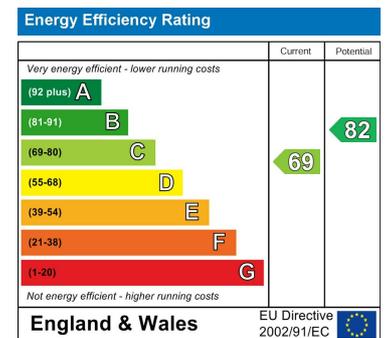
First Floor



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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