



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £125,000. Pattinson Auction House. A superb lock and up and leave, two double bedroom detached chalet style property in a rural location with countryside views at the rear towards Trelowarren Estate, parking for two cars and enclosed private garden to the rear. Walking distance to Mawgan Church, Ship Inn public house and local shop. Council Tax Band B. Freehold. EPC F30.



THE PROPERTY

CASH BUYERS ONLY. An immaculately presented, perfect 'lock up and leave' two double bedroom detached chalet enjoying stunning countryside views to the rear towards Trelowarren Estate in a rural location with an enclosed private rear garden, useful outbuilding and parking for two cars.

Upon entering the chalet, you enter into the dining area and kitchen. A well appointed kitchen with integrated appliances, a dining area with space for table and chairs. An opening leads into the living room which enjoys the morning sun with sliding door leading to the decked area, ideal for eating out or enjoying breakfast or a morning coffee in the summer months. From the living room a door leads to the second bedroom with large window overlooking the decked area enjoying countryside views. An opening leads to the hallway which has a useful storage cupboard housing the gas boiler, door to bedroom one which is a double room with built in wardrobe and the shower room, all in immaculate order. Access to the rear garden can be gained to both sides of the chalet.

The chalet is warmed by an LPG bottled gas central heating boiler which also provides the hot water.

The chalet was built approximately 1934, is of timber construction with plastic cladding, a felt roof and plastic soffits and fascia's for easy maintenance. The chalet is currently used as a successful holiday let via Airbnb but in the past has been a permanent residence.

WORKS COMPLETED

The vendor informs us of the following:

The decking was replaced completely in 2020/2021

The house was re wired and gas boiler installed 2020/21

Kitchen was replaced in 2022

Double glazed windows and doors were replaced 2022

LOCATION

Mawgan is a quaint rural village with the famous Helford River nearby. The village of Mawgan offers an excellent local store which specialises in selling local produce (some grown in the Helford) and a fine selection of wines. And a

fine public house, The Ship Inn & Courthouse Restaurant. The area offers many splendid walks nearby, such as the famous Cornish footpath giving access to both north and south shorelines of the Helford River and Trelowarren Estate with Flora Cafe.

The historic market town of Helston stands at the gateway of the Lizard Peninsula which is Britain's most southerly point, which gives access to some of the most dramatic coastal scenery and beaches the UK has to offer. The coastal and inland villages are most picturesque which add to the overall charm of this delightful and highly regarded peninsula. Helston has an eclectic array of individual shops, well regarded schools (both junior and senior) sports centre, doctor's surgeries, pharmacies and a cinema. The area boasts some outstanding walks and scenery nearby, eg Helston's boating lake through the National Trust land towards the outstanding Loe Pool and Loe Bar with the sea nearby.

DIRECTIONS

From Helston, drive towards RNAS Culdrose airfield, and take the road signed St Keverne on the A3083, proceed along this road for a while, then turn left at the next roundabout on the B3293 and drive into the village of Mawgan, passing Mawgan Stores on the left, continue along until you see the sign for the Ship Inn, here the road forks, take the right, go down the hill, a little bit further along and the property can be found on the right.

COUNCIL TAX BAND B

SERVICES

Mains metered water, mains electric, septic tank for drainage. LPG bottled gas for the central heating and hot water.

TENURE - Freehold

PARKING

There is off road driveway parking for two cars.

(ALL DIMENSIONS AND FLOOR PLANS ARE APPROXIMATE)

The entrance is located to the side of the property which leads into:

Kitchen/Diner 13'10" x 11'2" max (4.22m x 3.40m max)

A dual aspect room with double glazed windows to front and rear. A selection of base and wall units complimented by granite effect worksurfaces with easy clean granite effect splashbacks. A stainless steel sink and drainer with mixer tap. Cooker. Extractor hood above. Integrated slimline dishwasher. Integrated washing machine. Integrated fridge/freezer. Microwave. Lino flooring. Ceiling lights, some inset ceiling lights. Space in the dining area for dining table and chairs. We have been informed by the vendor the kitchen was replaced in 2022.

Living Room 14'4" x 9'3" (4.37m x 2.82m)

A lovely light room with double glazed sliding doors leading to the decked area which enjoys countryside views towards Trelowarren Estate. Oak laminate flooring. Radiator. Ceiling light. Door to bedroom two and opening to the hallway.

Hallway

The hallway has a useful storage cupboard housing the boiler. Doors to the shower room and bedroom one.

Bedroom One 9'4" x 9' (2.84m x 2.74m)

Built in wardrobe. Frosted double glazed window to the front. Ceiling light. Radiator.

Bedroom Two 9'3" x 8'11" (2.82m x 2.72m)

Large double glazed fixed window enjoying countryside views. Frosted double glazed window to the side. Radiator. Ceiling light.

Shower Room 5'5" x 5'4" (1.65m x 1.63m)

Low level WC. Shower with shower attachment and useful hand rails. Easy clean wall coverings. Electric heater. Inset ceiling lighting. Frosted double glazed window to the front.

Outbuilding 8'8" x 5'7" (2.64m x 1.70m)

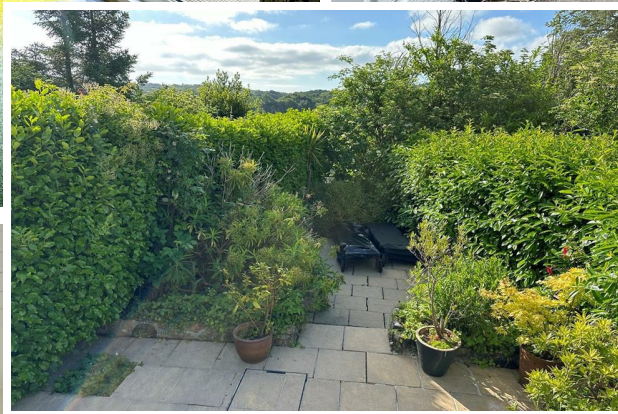
A useful workshop/storage area with power and light. Tumble drier.

OUTSIDE

To the front of the property is parking space for two cars and a useful outbuilding. To the rear is a decked area and paved garden area with mature plants and shrubs.

Agents Note

The above property details should be considered as a general





guide only for prospective purchasers, and do not form part of any offer, or contract and should not be relied upon as a statement or representations of fact. Oliver's Estate Agents does not have any authority to give any warranty in relation to the property. We would like to bring to the attention of any purchaser that we have endeavoured to provide a realistic description of the property, no specific survey or detailed inspection has been carried out relating to the property, services, appliances and any further fixtures and fittings/equipment. If double glazing has been stated in the details, the purchaser is advised to satisfy themselves as to the type and amount of double glazing fitted to the property. It should not be assumed that the property has all the planning, building regulations etc and any buyer should seek the advice of their instructed solicitor. We recommend all buyers to carry out their own survey/investigations relating to the purchase of any of our properties. All measurements, floor plans, dimensions and acreages are approximate and therefore should not be relied upon for accuracy.

Agents Note 2

The timber built chalet is of non standard construction, where most lenders would not issue a mortgage facility on this residence, and therefore would only suit cash buyers.

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.

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 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.