



For Auction on 25/07/18 at 2.00pm

At Penventon Park Hotel, Redruth
(unless prior)

For Redevelopment

Currently 3 Bedrooms & 2 Reception
Rooms

Penvale Villas, Penryn, Cornwall TR10 9AL

FOR SALE BY PUBLIC AUCTION ON THE 25th JULY 2018 AT 2.00 PM AT THE PENVENTION PARK HOTEL, REDRUTH TR15 1TE.

SOLICITORS: - HINE DOWNING LLP, 8 – 14 BERKELEY VALE, FALMOUTH, CORNWALL TR11 3PH – 01326 316655 - FAO KAREN
WRIGHT E: karen.wright@hinedowning.com

GUIDE PRICE £75,000



Property Description

DESCRIPTION

A dilapidated detached bungalow for redevelopment. The plot measures approx. 440m sq and includes a garage and off road parking. The current layout is three bedrooms and two reception rooms. The property is adjacent to the A39 and close by the Treluswell roundabout. Access to Penvale Villas is via a narrow, restricted vehicular access (private driveway) close by a popular allotment gardens. Due to the age of the bungalow (1930's) and the type of construction there is a possibility that the existing structure will conduct 'mundic block' hence we are selling by auction as a redevelopment project. The bungalow was last occupied during 2011.

FRONT ENTRANCE

Leading to:

HALL

9' 1" x 7' 8" (2.77m x 2.34m) With open access to INNER HALL and doors to:

RECEPTION ROOM

12' 5" x 11' 3" (3.78m x 3.43m)

BEDROOM ONE

12' 7" x 11' 1" (3.84m x 3.38m)

BEDROOM TWO

10' x 9' 10" (3.05m x 3m)

BEDROOM THREE

7' 6" x 6' 7" (2.29m x 2.01m)

BATHROOM

7' 5" x 5' 6" (2.26m x 1.68m)

RECEPTION ROOM

11' 1" x 10' 7" (3.38m x 3.23m) With connecting door to:





KITCHEN

9' 3" x 6' 3" (2.82m x 1.91m) With connecting door to:

REAR PORCH

With steps to REAR DOOR leading to PARKING area.

OUTSIDE

The property is approached via a private lane (recently improved by the Highways Agency) which gives access to the four properties at Penvale Villas. You will arrive at the rear of the bungalow where there is off street parking in front of the garage.

GARAGE

16' x 8' 4" (4.88m x 2.54m)

There is a pedestrian access to the side of the bungalow leading to the main area of garden which is at the front of the bungalow. There is a good sized lawn, a greenhouse and a footpath leads down and provides a pedestrian access to the A39.



VIEWINGS

There will be regular viewing sessions in the lead up to the Auction. Please telephone joint Auctioneers Millerson, Falmouth T: 01326 311666

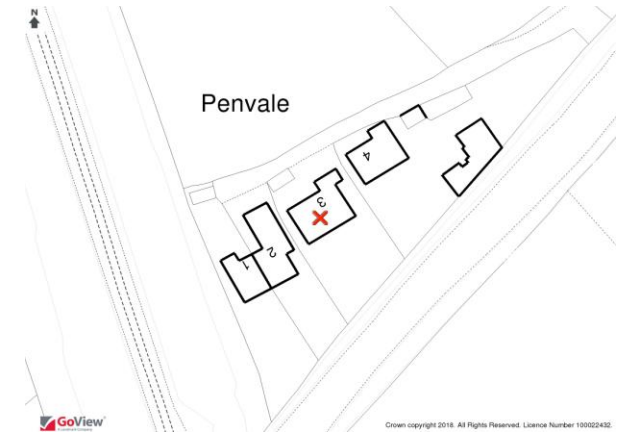
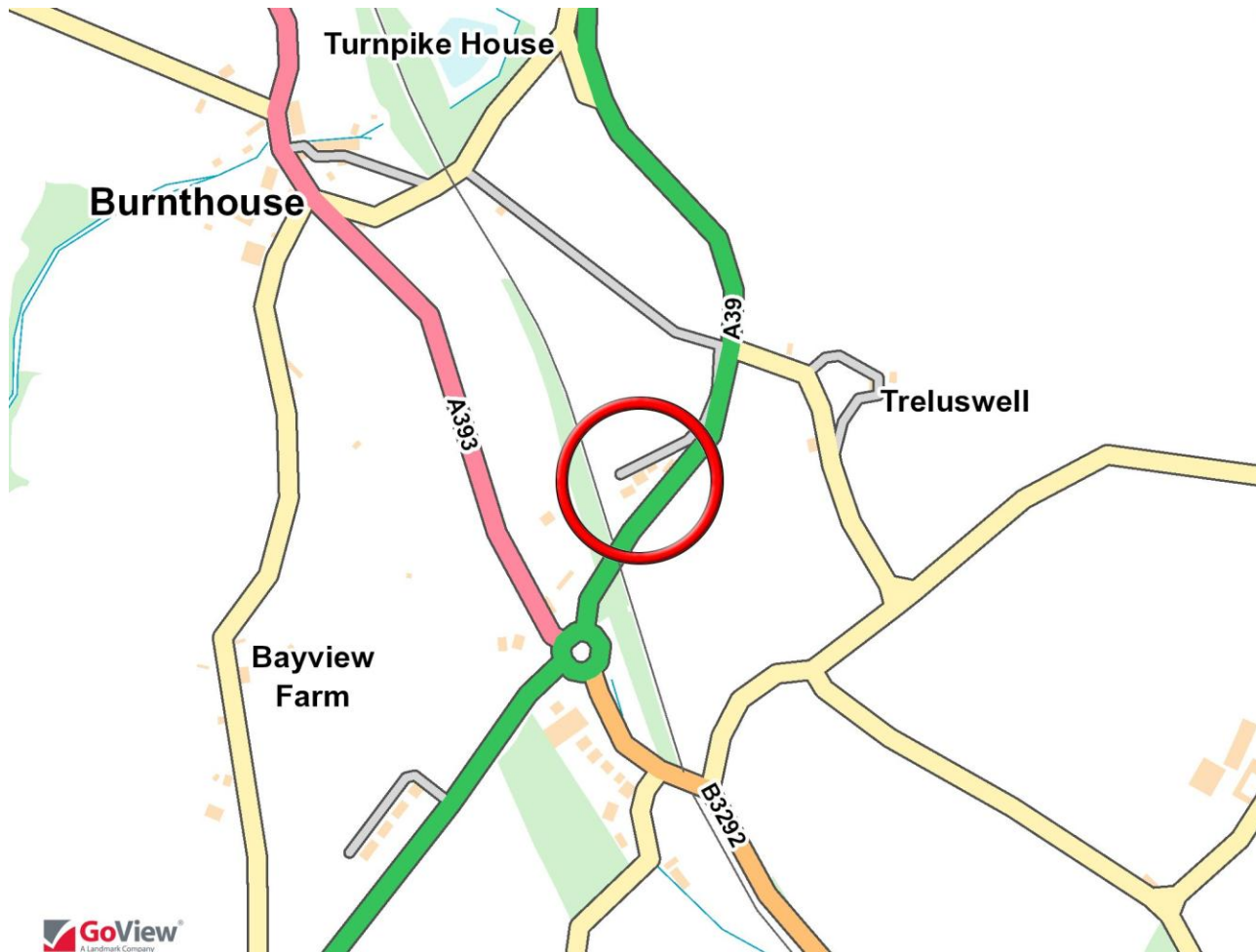
SOLICITORS

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ADDITIONAL FEES

*ADMINISTRATION FEE: Purchasers will be required to pay an administration charge of £600 (£500 + vat) on exchange of contracts.



TO ARRANGE A VIEWING PLEASE CONTACT

Falmouth

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