



1 Hatches Hill, Angarrack, Hayle,
Cornwall, TR27 5HY

JAM Marshall's
ESTATE AGENTS







1 HATCHS HILL, ANGARRACK, HAYLE, CORNWALL, TR27 5HY

STARTING BID £225,000 FREEHOLD

To be sold by the modern method of auction is this three bedroom semi detached cottage in need of updating, located in the popular village of Angarrack, famous for the Christmas lights and public house. Auction ends mid day on the 28th August 2024.

*** IAMSOLD.CO.UK * AUCTION ENDS MID DAY 28th AUGUST 2024 ***

*** THREE BEDROOMS * LOUNGE * SEPARATE DINING ROOM * KITCHEN * SUNROOM ***

*** BATHROOM * GARAGE * ENCLOSED REAR GARDEN * NO ONWARD CHAIN ***

*** EPC = F * COUNCIL TAX BAND = C * APPROXIMATELY 81 SQUARE METRES ***

Located in the heart of the village of Angarrack, three bedroom semi detached cottage within easy reach of Hayle and the main A30. The property is in need of renovation but offers charming character throughout. The property benefits from LPG gas heating and electric night store heaters, giving you the option of either or both.

Double glazed front door to:

HALLWAY: With staircase rising.

DINING ROOM: 12' 3" x 9' 6" (3.73m x 2.90m) Double glazed window to the front with deep sill, beamed ceiling, radiator, electric night storage heater.

LOUNGE: 13' 5" x 11' 2" (4.09m x 3.40m) Double glazed windows to the front and rear, chimney breast with recess to either side, fireplace (unused) on slate hearth, beamed ceiling, understairs storage, electric night storage heater.

KITCHEN: 11' 6" x 9' 9" (3.51m x 2.97m) Double glazed windows to the side and rear, door to the rear, range of base and wall mounted cupboards, gas cooker point, stainless steel sink and drainer, space and plumbing for the washing machine, complementary tiling.

INNER LOBBY: With cupboard housing the wall mounted LPG boiler.

BATHROOM: Opaque double glazed window to the rear with deep sill, panelled bath with Victorian style shower attachment, radiator, wash hand basin, low level WC, radiator plus Dimplex wall mounted electric heater, complementary tiling.

LEAN TO SUN ROOM: 11' 4" x 5' 1" (3.45m x 1.55m) Door to the outside, windows overlooking the garden.

FIRST FLOOR LANDING: With single glazed sash window to the rear with deep sill, access to the loft.

BEDROOM ONE: 13' 3" x 10' 0" (4.04m x 3.05m) Double glazed window to the front, radiator, electric night storage heater.

BEDROOM TWO: 12' 8" x 9' 6" max (3.86m x 2.90m) Double glazed window to the front, radiator, electric night storage heater.

BEDROOM THREE: 6' 10" x 6' 9" (2.08m x 2.06m) Double glazed window to the front, electric night storage heater.

OUTSIDE: To the side of the property is the:

GARAGE: With wooden door, courtesy door to the rear.

Access leads around to the side of the property to the rear garden, which is enclosed with a Cornish hedge and further hedging, mature plants and shrub borders. The garden offers a high degree of privacy and has very pleasant views over the viaduct.

SERVICES: Mains water, electricity, drainage and LPG bottles.

AGENTS NOTE: We understand from Openreach website that Superfast Fibre Broadband (FTTC) is available to the property. We tested the mobile signal for EE which was adequate. The property is constructed of granite under a tiled roof. We have verbally been informed by the vendor that the boiler is approximately 5 years old and both chimneys are fully lined if anyone wished to install a multi-fuel burner

AUCTIONEER COMMENTS:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A buyer Information Pack is provided, which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

TO VIEW: By prior appointment through Marshall's Estate Agents of Hayle (01736) 756627 or Penzance (01736) 360203.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.