



THE

LIDDELL

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ESTATE AGENTS

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TO AUCTION
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White Dove Studio, Bread Street,
Penzance, Cornwall, TR18 2EQ

WHITE DOVE STUDIO, BREAD STREET, PENZANCE, CORNWALL, TR18 2EQ

STARTING BID £165,000 FREEHOLD

To be sold by the modern method of auction is this three storey granite former warehouse superbly converted to now offer open plan living accommodation. Auction ends mid day on the 29th July.

*** IAMSOLD.CO.UK * AUCTION ENDS MID DAY 29TH JULY ***

*** 29FT OPEN PLAN LIVING ROOM / KITCHEN ***

*** 24FT ATTIC SPACE WITH SKYLIGHTS AFFORDING VIEWS ***

*** TOWN CENTRE LOCATION * GROUND FLOOR BATHROOM ***

*** DOUBLE GLAZED * EPC = E ***

*** COUNCIL TAX BAND = CURRENTLY RATED FOR BUSINESS USE ***

Situated within the popular Bread Street of Penzance, which is a mix of both residential and commercial units is this beautifully converted former warehouse to now offer flexible accommodation arranged over three floors. Upon entering the building through double wooden doors, you enter into a reception room with large windows to the front with wooden shutters and a superbly appointed bathroom. Steps lead to the open plan living room which measures approximately 29ft by 17ft and enjoys sea views to the rear, kitchen area to one wall and numerous windows and French doors opening onto the front making this an exceptionally light and airy room. There is a fold down ladder from the living accommodation into the attic space, boarded with power, light and two skylight windows to the rear enjoying views across the roof tops of Penzance town towards the harbour, St. Michael's Mount and beyond. The property is double glazed throughout and heated by newly installed electric heaters and an internal viewing is recommended to appreciate this property.

Double wooden doors with glazed skylights into:

RECEPTION ROOM ONE: 23' 8" x 10' 5" (7.21m x 3.17m) Three double glazed windows to front with wooden shutters, further double glazed window to rear, fitted book shelves to one wall, cupboard housing hot water tank, three wall mounted heaters. Stairs descending to storage cupboard with cloaks hanging space and stairs rising to open plan living room/kitchen. Further door to:

BATHROOM: Opaque double glazed window to the rear, heated towel rail, inset halogen spotlights, white suite comprising low level WC, pedestal wash hand basin with shaver light and point over, panelled bath with mixer tap and shower.

OPEN PLAN LIVING ROOM / KITCHEN / BEDROOM: Two French doors to front, three double glazed windows to front, further double glazed windows to the rear with views across Penzance town, harbour and Mounts Bay. Wall mounted electric heaters, range of white gloss kitchen units to one wall with roll top worksurface, electric cooker and gas hob. Folding steps to:

LOFT SPACE: Boarded with power, light, two skylights to the rear with the aforementioned views.

DIRECTIONAL NOTES: From Marshall's Estate Agents of Penzance, on foot proceed on up Causewayhead and first right into Bread Street. Proceed along this street for approximately a third of its distance, whereby the property can be found on your right hand side.

N.B.: The vendor owns the freehold of the whole property but below is the store room for one of the shops on Market Jew Street which is held on a long lease.

AUCTIONEERS COMMENT: This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a

successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 4.5% of the purchase price including VAT or a minimum fee of £6,600 including VAT whichever the greater, which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by Marshall's Online Auction powered by iam-sold Ltd.

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.

