



2 Bodriggy Street, Hayle,  
Cornwall, TR27 4NB









**2 BODRIGGY STREET, HAYLE, CORNWALL, TR27 4NB**

**STARTING BID £180,000 FREEHOLD**

**\* MAIN BEDROOM WITH DRESSING ROOM \* TWO FURTHER BEDROOMS \***

**\* SITTING ROOM \* SEPARATE LOUNGE \* DINING ROOM \* KITCHEN \***

**\* GROUND FLOOR BATHROOM \* REAR GARDEN \* NO ONWARD CHAIN \* NO PARKING \***

**\* AUCTION END 24TH OCTOBER 2024 1PM \* EPC = TO G \* COUNCIL TAX BAND = C \***

**\* APPROXIMATELY 104 SQUARE METRES \***

\* Please Note the Modern Method of Auction allows the buyer 28 Days to exchange and a further 28 Days to complete allowing the buyer to arrange finance.

Offered for sale via the modern method of auction is this three bedroom end of terrace property which is in need of complete renovation throughout, offering spacious adaptable accommodation which can only be fully appreciated by booking and appointment to view. One of the bedrooms has steps leading down to a further room ideal as a dressing room/nursery. There is a rear garden and subject to any necessary consents access potentially from the road could be adapted to provide private parking. We are advised that the front roof was replaced in recent years. Located in the Copperhouse end of Hayle within easy reach of the shops, local amenities, three miles of golden sands, train station and good bus links. Auction ends 1pm on the 14th October 2024.

**DOUBLE GLAZED DOOR TO:**

**LOUNGE:** 12' 9" x 12' 4" (3.89m x 3.76m) Beamed ceiling, single glazed window to the front, open fire on tiled hearth and surround.

**SEPARATE SITTING ROOM:** 12' 7" x 7' 9" (3.84m x 2.36m) Single glazed window to the front with deep sill, open fire with tiled hearth and surround, beamed ceiling.

**DINING ROOM:** 10' 8" x 8' 9" (3.25m x 2.67m) Open fire with tiled hearth and surround, internal window to the kitchen, beamed ceiling, shelving.

**REAR LOBBY:** Stairs rising.

**FURTHER ROOM:** 10' 11" x 5' 10" (3.33m x 1.78m) Single glazed window to the side, airing cupboard housing hot water cylinder, beamed ceiling.

**KITCHEN:** 12' 4" x 4' 9" (3.76m x 1.45m) Stainless steel sink with mixer tap and drainer, range of base and wall mounted cupboards, single glazed window to the rear and double glazed door to the rear, walk in pantry.

**BATHROOM:** 8' 10" x 5' 6" (2.69m x 1.68m) Tiled flooring, panelled bath, wash hand basin, low level w.c., two single glazed windows to the rear, radiator.

**FIRST FLOOR LANDING**

**BEDROOM ONE:** 12' 7" x 9' 7" (3.84m x 2.92m) Single glazed window to the front. Steps lead down to:

**DRESSING ROOM / NURSERY:** 9' 0" x 9' 0" (2.74m x 2.74m) Single glazed window to the rear.

**BEDROOM TWO:** 12' 8" x 9' 9" (3.86m x 2.97m) Single glazed window to the front, access to the loft.

**BEDROOM THREE:** 8' 9" x 8' 9" (2.67m x 2.67m) Single glazed window to the rear.

**OUTSIDE:** To the rear of the property the neighbours have access across the back through the side gate to the road. Beyond this the garden has a low wall surround and outside tap. Currently the garden is overgrown but is full of mature plants and shrubs. There is a possibility here subject to any necessary consents to create parking.

**DIRECTIONAL NOTE:** From Marshall's Hayle office proceed easterly turning right beside the Cornubia Inn, follow this road to the top turning left whereby the property can be found at the far end on your left.

**SERVICES:** Mains water, electricity and drainage.

**AGENTS NOTE:** We understand from Openreach.com that Ultrafast Fibre Broadband (FTTP) should be available to the property. We checked the phone signal with EE which was poor. The property is constructed of a mixture of granite and block under a tiled roof.

**N.B:** Due to the considerable work required on this property, we would suggest that those looking for a mortgage should seek advice.

**AUCTIONEERS COMMENT:** 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.

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



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