



Marshall's

ESTATE AGENTS



4 Trevarrack Road, Gulval, Penzance,
Cornwall, TR18 3DD







4 TREVARRACK ROAD, GULVAL, PENZANCE, CORNWALL, TR18 3DD

STARTING BID £150,000 FREEHOLD

*** IAMSOLD.CO.UK * AUCTION ENDS 1PM 24TH OCTOBER 2024 * TWO BEDROOMS * FIRST**

FLOOR BATHROOM * LOUNGE/DINING ROOM * KITCHEN *

*** GROUND FLOOR CLOAKROOM * GARDENS TO FRONT AND REAR ***

*** POPULAR VILLAGE LOCATION * NO ONWARD CHAIN * NO PARKING ***

*** EPC = D * COUNCIL TAX BAND = B * APPROXIMATELY 78 SQUARE METRES ***

An end of terrace modern style two bedroom property with gardens to front and rear, in need of renovation and situated in the popular village of Gulval, offered for sale by the modern method of auction, which allows the buyer 28 days to exchange and a further 28 days to complete, allowing the buyer to arrange finance. Auction ends 1pm on the 24th October 2024.

UPVC double glazed door into:

HALLWAY: Stairs rising, door to:

CLOAKROOM: Double glazed window to front, WC, wash hand basin.

LOUNGE/DINING ROOM:

LOUNGE AREA: 12' 7" x 12' 7" (3.84m x 3.84m) Double glazed window to front, electric fireplace to one wall, understairs storage cupboard

DINING AREA: 11' 3" x 8' 0" (3.43m x 2.44m) Double glazed window to rear.

Doors from lounge/dining room to:

KITCHEN: 11' 0" x 7' 6" (3.35m x 2.29m) Double glazed window and door to rear, base and wall units, worksurfaces and tiling over, stainless steel sink unit, plumbing for washing machine, space for fridge and freezer, electric cooker and hob, cupboard housing electric central heating boiler.

FIRST FLOOR LANDING: Access to loft, cupboard housing hot water tank.

BEDROOM ONE: 14' 0" x 9' 7" (4.27m x 2.92m) Double glazed window to rear.

BEDROOM TWO: 12' 7" x 9' 7" (3.84m x 2.92m) Double glazed window to front.

BATHROOM: Double glazed window to rear, WC, pedestal wash hand basin, bath.

OUTSIDE: Front garden: pathway leads to the property with established shrubs and plants. Fully enclosed rear garden with established shrubs and plants, patio areas, outside tap, block built storage shed.

DIRECTIONS: Via "What Tree Words" app: [///failed.montage.union](http://failed.montage.union)

SERVICES: Main water, electricity and drainage.

AGENTS NOTE: We understand from Openreach website that Superfast Fibre Broadband (FTTC) is available to the property. We tested the mobile phone signal for O2 which was good. The property is constructed of block under a tiled roof.

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.

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 362023

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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