



5 Trevassack Court, Hayle,
Cornwall, TR27 4NA









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STARTING BID £275,000 FREEHOLD

*** IAMSOLD.CO.UK * AUCTION END DATE TO BE CONFIRMED * SEMI DETACHED HOUSE ***

*** FOUR / FIVE BEDROOMS * LIVING ROOM * KITCHEN ***

*** DINING ROOM * OFFICE / BEDROOM FIVE * FIRST FLOOR BATHROOM ***

*** GROUND AND FIRST FLOOR W.C * RAISED GARDEN TO THE FRONT ***

*** LARGE GARDEN TO THE REAR WITH VARIOUS OUTBUILDINGS ***

*** GARAGE * PARKING * EPC = G ***

*** COUNCIL TAX BAND = C * APPROXIMATELY 125 SQUARE METRES ***

Offered for sale by the modern method of auction is this four/five bedroom semi detached house with gardens, garage and parking. The accommodation comprises an entrance hall, living room, dining room, kitchen, office/fifth bedroom and a w.c. on the ground floor. On the first floor there are four bedrooms, a family bathroom and separate w.c. Externally there is a raised garden area to the front and a large garden to the rear with various outbuildings, garage and a parking space. The property does require updating however the double glazing has been replaced in recent years. We would highly recommend an internal viewing to fully appreciate the potential this property has.

* 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.

SLIDING GLAZED DOOR TO:

OUTER PORCH: Wooden door and window to:

ENTRANCE HALL: Internet point, stairs rising with cupboard under.

LIVING ROOM: 15' 0" x 11' 11" (4.57m x 3.63m) Open fire with tiled hearth and surround (not tested), double glazed window to the rear overlooking the garden, skirting boards, picture rail.

KITCHEN: 10' 10" x 10' 4" (3.30m x 3.15m) Range of base units with inset twin drainer single bowl sink unit with hot and cold taps, solid fuel Torbelle range (not tested), cupboard housing water cylinder, further built in pantry cupboard, double glazed window to the rear overlooking the garden, UPVC double glazed door to:

PORCH: Glazed to two sides, door to the rear, plastic roof.

DINING ROOM: 11' 0" x 10' 10" (3.35m x 3.30m) Open fire with tiled hearth and surround (not tested), double glazed window to the front, picture rail, skirting boards.

BEDROOM FIVE / OFFICE: 11' 9" x 6' 6" (3.58m x 1.98m) Double glazed window to the front, picture rail, skirting boards.

W.C: UPVC double glazed window to the rear, low level w.c.

FIRST FLOOR LANDING: UPVC double glazed window to the rear with far reaching views over the town, access to the loft, built in storage cupboard.

BEDROOM ONE: 11' 11" x 9' 4" (3.63m x 2.84m) UPVC double glazed window to the rear with far reaching views over the town, skirting board, picture rail.

BEDROOM TWO: 12' 1" x 10' 10" (3.68m x 3.30m) UPVC double glazed window to the front, skirting board, picture rail.

BEDROOM THREE: 11' 6" x 10' 1" (3.51m x 3.07m) UPVC double glazed window to the front, skirting board, picture

rail.

BEDROOM FOUR: 8' 10" x 8' 1" (2.69m x 2.46m) UPVC double glazed window to the front, skirting board, picture rail.

BATHROOM: 7' 6" x 5' 6" (2.29m x 1.68m) Panelled bath with hot and cold taps, pedestal wash hand basin, double glazed window to the rear, skirting boards.

W.C: Double glazed window to the rear, low level w.c.

OUTSIDE: To the front of the property there are raised gardens either side of a central pathway with a profusion of mature plants, shrubs and trees. A pathway leads to the side of the property giving access to an outbuilding split into three small areas each with their own door ideal for storage. The rear garden is a real feature of the property having a pathway meandering through areas of lawn and flower beds with a pond, fence boundary to one side, greenhouse and workshop which are both in need of repair and access to the garage and parking space.

GARAGE: 15' 11" x 9' 9" (4.85m x 2.97m) Metal up and over door, pedestrian door and window to the side.

WORKSHOP: 15' 11" x 7' 3" (4.85m x 2.21m) Block construction, roof in need of repair or replacement.

SERVICES: Mains water, electricity and drainage.

AGENTS NOTE: The property is constructed of block under a concrete tiled roof. We checked the phone signal with EE which was good. We understand from Openreach.com that Ultrafast Full Fibre (FTTP) should be available to the property. The house is immediately next to the railway line.

DIRECTIONAL NOTE: From Marshall's Hayle office proceed in an easterly direction turning right before the Copperhouse Inn then the second left along Prospect Place. At the end of this road turn right into Trevassack Court whereby the property is the last on your right before the left hand bend.

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 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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