



Guide Price £525,000 - Freehold
Chilsworthy PL18 9PB

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ESTATE AGENTS

A detached former school house having versatile accommodation for individual preferences or requirements which has huge potential and would make an ideal large family or extended family home. The accommodation is arranged over two floors and includes a number of Reception, Bedrooms, Shower room/Bathrooms/Cloakrooms. There is also the possibility of having an annexe as the property even has two Kitchens! Outside there is Ample parking for numerous vehicles, Courtyard, useful Separate Utility buildings and Store/Boiler room.

The Gardens are primarily to the side and presently divided into two sections but could be converted to one. The most wonderful panoramic Tamar Valley Views can be enjoyed from a number of the rooms and externally. Oil fired central heating. BEING SOLD WITH NO ONWARD CHAIN.



Wooden entrance door gives access through to:-

Main Hallway:- 6'0" (1.83m) x 15'0" (4.57m)

Cloakroom:- 5'9" (1.75m) x 6'10" (2.08m)

Lounge:- 17'8" (5.38m) x 20'10" (6.35m)

Reception Room:- 34'6" (10.52m) x 9'10" (3m)

Kitchen 1:- 18'2" (5.54m) x 7'5" (2.26m)

Shower Room:- 6'8" (2.03m) x 7'6" (2.29m)

Hallway:-

Bathroom:- 5'3" (1.6m) x 7'7" (2.31m)

Bedroom 6:- 14'1" (4.29m) x 11'6" (3.51m)

Study/Bedroom 7:- 12'11" (3.94m) x 10'11" (3.33m)

Store/Boiler Room:- 14'9" (4.5m) x 9'1" (2.77m)

Services:- Mains electricity and water, septic tank drainage and oil fired central heating.

Council Tax:- E

Auction Details - IMPORTANT INFORMATION

All lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum (if applicable), which will be available on Auction Day.

AUCTION LEGAL PACK & FINANCE

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. It is the purchaser's responsibility to make all necessary legal, planning, survey and finance enquiries prior to the auction.



Kitchen 2:- 16'1" (4.9m) x 8'11" (2.72m)

Porch:- 9'8" (2.95m) x 5'2" (1.57m)

First Floor and Landing:- 8'8" (2.64m) x 4'4" (1.32m)

Inner Hall:- 8'8" (2.64m) x 3'5" (1.04m)

Bedroom 4:- 8'9" (2.67m) x 15'0" (4.57m)

Bedroom 5:- 8'8" (2.64m) x 11'0" (3.35m)

Bathroom:- 11'11" (3.63m) x 5'4" (1.63m)

Study Area:- 9'6" (2.9m) x 6'0" (1.83m)

Hallway:- 10'1" (3.07m) x 2'7" (0.79m)

Bedroom 3:- 16'10" (5.13m) x 7'9" (2.36m)

Shower Room:- 6'9" (2.06m) x 6'10" (2.08m)

Bedroom 1:- 22'6" (6.86m) x 17'11" (5.46m)

En Suite Shower Room:- 9'3" (2.82m) x 6'7" (2.01m)

Landing:- 5'10" (1.78m) x 4'9" (1.45m)

Bedroom 2:- 10'1" (3.07m) x 19'10" (6.05m)
Max

External:-
Utility Room 1:-
17'5" (5.31m) x 7'6" (2.29m)

Utility Room 2:-
15'6" (4.72m) x 7'6" (2.29m)

Gardens:-
Arranged in different sections enveloping the property.

PRICE INFORMATION

Guides are provided as an indication of each Seller`s minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve price (a figure below which the Auctioneer cannot sell the Lot during the Auction). This reserve figure cannot be higher than 10% above a single figure guide. Please check our website regularly at ww.247propertyauctions.co.uk or contact us on 01395 247000 for up to date information.

AUCTION INFORMATION - Traditional auction Exchange occurs at the end of the auction.

This means that if the reserve is met or exceeded and the auction timer reaches zero, the successful bidder is legally obliged to pay the purchase price and the seller will be legally obliged to sell the property. To ensure that the successful bidder proceeds, the buyer is automatically charged a holding deposit, which is held in a secure client account, pursuant to the terms of a holding deposit agreement. Pricing information The Guide Price amount specified is an indication of each seller`s minimum expectation. It is not necessarily the amount at which the property will sell. Each property will be offered subject to a Reserve (a figure below which the property will not be sold) which we expect will be set no more than 10% above the Guide Price amount. Bamboo Auctions and 247 Property Auctions shall not be liable for any inaccuracies in the fees stated on this description page, in the bidding confirmation pop up or in the particulars. Buyers should check the contents of the legal pack and special conditions for accurate information on fees. Where there is a conflict between the fees stated in the particulars, the bid



information box above or the bidding confirmation pop up and the contents of the legal pack, the contents of the legal pack shall prevail. Stamp Duty Land Tax or Land and Buildings Transaction Tax may also apply in some circumstances.

Refreshing the page To make sure that you are seeing the latest information for the property, we recommend you refresh the page. This ensures you`re seeing live information and not stored (cached) data. If the page disconnects from the Internet, refreshing the page will show the latest information. Disclaimer All information relating to this property, including descriptions, pictures and other related information has been provided by 247 Property Auctions.

All legal documents in relation to this property have been provided by the Vendor`s solicitor. Neither Bamboo Auctions or any individual in employment with Bamboo Auctions makes any warranty as to the accuracy or completeness of any of the property information. These particulars do not form part of any contract or offer. Buyers should not rely on them as statements of representation and should check that the information is correct by inspection or otherwise. Where there is a conflict between the contents of the legal documents and these particulars, the information contained in the legal documents shall prevail.







AGENTS Note:-
 Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to confirm the position for you, especially if you are contemplating travelling some distance to view the property.
Measurements:- These are approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpet or any built in furniture.
Services:- Please note we have not tested the services or any of the equipment or appliances in this property, we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
 Part of our service is to ensure the purchase of your property moves ahead as quickly as possible so we may refer the conveyancing work for the purchaser / vendor to a conveyancing firm should this be required. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by the 3rd party for this.
 THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN

