



Addington South, Liskeard

**A MID TERRACED, 3 BEDROOM COTTAGE IN NEED OF COMPLETE
RENOVATION FOR SALE BY ONLINE AUCTION**

**LIMITED ACCESS IS POSSIBLE INTERNALLY DUE TO HEALTH AND SAFETY
CONCERNS.**

Guide: £20,000

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OFFICES AT ST AUSTELL • LOSTWITHIEL • LISKEARD

DESCRIPTION

Jefferys are pleased to market this 3 bedroom mid terraced house in need of full refurbishment to bring it back into habitable condition. The property is in very poor condition at the current time but has tremendous scope to provide a pleasant three bedroom house in the future.

The property benefits from gardens to the front and rear. Street parking is available nearby.

LOCATION

Situated on the periphery of the town centre and conveniently placed for easy access to Liskeard. The centre provides a range of shopping, business and leisure facilities, junior and secondary schooling and a main line railway station connecting to London (Paddington) via Plymouth. The town is conveniently located close to Bodmin Moor and within a short drive of the south coast beaches and outstanding coastal scenery.

THE ACCOMMODATION COMPRISES WITH APPROXIMATE MEASUREMENTS:

Entrance Hall

Door to the front, stairs to the first floor. Door to the former kitchen area.

Lounge

11' 4" x 10' 7" (3.46m x 3.23m)

Window to the front.

Dining Area

9' 5" x 8' 6" (2.86m x 2.58m)

Window to the rear.

Former Kitchen Area

Former Bathroom

Landing

Bedroom 1

12' 2" x 8' 0" (3.71m x 2.43m)

Window to the front.

Bedroom 2

10' 9" x 7' 0" (3.27m x 2.14m)

Window to the rear.

Bedroom 3

9' 2" x 7' 2" (2.79m x 2.18m)

Window to the front.

OUTSIDE

South facing garden area to the front with steps down to Pengover Road. Enclosed courtyard garden to the rear with pedestrian access.

SERVICES

No enquiries have been made by the selling agents. Purchasers should make their own enquiries with the utility companies about any service connections. No services are connected at present.

However, services have clearly been connected in the past.

TENURE

The property is freehold and will be offered with vacant possession upon completion.

EPC - Exempt due to poor condition.

COUNCIL TAX - 'DELETED'

SOLICITORS

WBW, Launceston – FAO Helen Davies

ONLINE AUCTION

This property is being sold via Online Auction.

Please visit the Jefferys.uk.com website and click Auctions.

In order to bid you must do the following via the dashboard:

- register
- join the Watch List
- pass an ID Check
- enter your details

Auction Ends 5pm, Friday 21st November 2025.

The successful purchaser will be liable to pay the sum of £5,000 upon the Auction ending. From this, a "buyers fee" of £3,960, (including VAT) is retained by Jefferys/Bamboo Auctions as contribution towards the online platform costs and £1,040 is payable towards the purchase price/deposit.

No deposit monies are required before you bid.

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. The reserve price is not disclosed and remains confidential between the seller and the auctioneer and is set within the guide range.

A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquiries prior to placing any bids.

Some Vendors may consider offers prior to the auction. These offers can only be submitted via Jefferys and under auction conditions. The complete legal pack would need to be inspected before an offer would be considered.

VIEWING

Strictly by prior appointment with the vendors agents – tel: 01579-342400 – externally only.

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