

Liskeard

PL14 3LP

Auction Guide £150,000

- Auction - 19th September 2024
- Cottage For Modernisation
- Three Bedrooms
- Rural Village, Many Countryside Walks To Hand
- Two Reception Rooms
- Garage & Parking



Tenure - Freehold

Council Tax Band - C

Floor Area - 1310.00 sq ft



PROPERTY:

A delightful and deceptively large three bed roomed cottage for updating with three areas of garden, a garage and off street parking.

LOCATION:

A semi-rural setting with plenty of walks to hand being also readily accessible to Liskeard (c.2m), Looe (c.11m) and Plymouth (20m).

ACCOMMODATION:

- GF Entrance hall, kitchen/breakfast room, sitting room, living room with wet room off, rear utility/lobby, workshop, pantry and WC
- Three bedrooms and bathroom.
- Garage and off-street parking.
- Three distinct areas of garden.

SERVICES:

Mains electricity, water and drainage.
Local Authority. Cornwall Council www.cornwall.gov.uk.
Council Tax Band C
Broadband: Ultrafast available.
Mobile Network Coverage: Likely outside, limited inside.
Source – Ofcom.org.uk

MATERIAL INFORMATION:

We are not aware of any nearby planning applications. Source : Cornwall Council

SOLICITORS:

Earl and Crocker
Liskeard PL14 6BW
Tel : 01579 345304 (Option 1)
Email : enquiries@earlandcrocker.co.uk

AUCTION CONDITIONS OF SALE AND NOTES:

For full details please refer to the auction catalogue available online at www.symondsandsampson.co.uk/auctions/property-auctions

LEGAL AND INFORMATION PACK:

A full legal pack can be purchased online. Please telephone the office, 01297 33122 to check availability.

We strongly recommend you instruct a solicitor to inspect the legal pack on your behalf.

Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction). The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The 'Reserve Price' may exceed the 'Guide Price' listed. If so, it is customary for the 'Reserve Price' to exceed the guide price by no more than 10%.

Additional Fees

- The successful purchaser will be required to pay the Auctioneers a Purchaser's Administration Fee of £1,500 (£1,250 plus VAT) payable to Symonds & Sampson. For purchases of £50,000 or less the Administration fee will be £900 (£750 plus VAT). If two or more lots are offered together in the first instance, or lots are purchased under one contract, the administration fee will apply per lot and not per contract. The charge will apply to lots bought prior to and post auction.
- In the event of non-payment or underpayment a deduction will be made from the deposit received. A VAT receipt will be issued in the name of the buyer.
- Disbursements – Please see the legal pack for any disbursements listed that may become payable by the purchaser.



Directions To Property


What3words: ///pronouns.geek.friends

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Valuation Request



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| Energy Efficiency Rating | | Current | Potential |
|--|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | 64 |
| (39-54) E | | | |
| (21-38) F | | 18 | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC  | |

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