

Ashburton Square, Callington

Guide price £117,000



Ashburton Square, Callington

Guide price £117,000

Council Tax Band: D

FOR SALE BY ONLINE AUCTION – 29th October 2025

An excellent opportunity to acquire a characterful three-bedroom cottage offering generous living space, off-road parking, and great potential for modernisation. Situated in the peaceful and desirable Ashburton Square, just a short stroll from Callington town centre, this well-laid-out property would suit investors looking to refurbish, first-time buyers seeking a project, or landlords targeting strong rental demand.

Legal Pack - A legal pack is a collaboration of important documents of the property/land that is going to be sold at auction. To review the legal pack visit tcpa.co.uk

Auction Information - Visit tcpa.co.uk

UNCONDITIONAL LOT - Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated).

Pre Auction Offers Considered - The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit.

Lounge - Additional costs (detailed in the legal pack) are payable on completion. The legal pack can be downloaded free of charge under LEGAL DOCUMENTS. Stamp duty and government taxes are not included; buyers must make their own enquiries.

Dining Room

7'7" x 10'10" ideal for entertaining, working from home, or conversion to an open-plan layout.

Kitchen

11'1" x 6'2" with fitted units and tiled splashbacks

Utility Room

4'7" x 5'0" offering additional workspace and garden access.

Three well-sized bedrooms

master 11'3" x 8'9", second 8'0" x 10'0", third 7'8" x 8'10".

Family bathroom

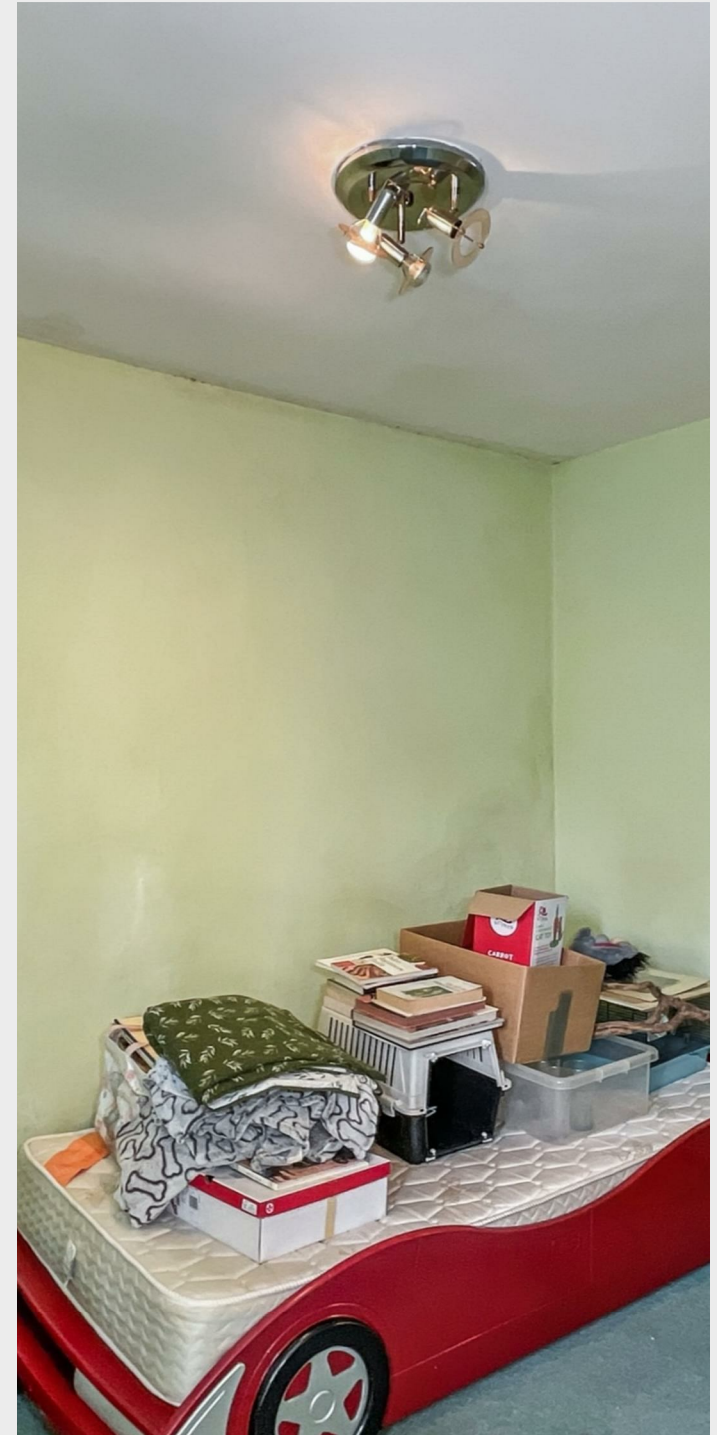
4'11" x 7'5" ready for updating.

Outside

a private courtyard and a small front garden plus off-road parking—a rare benefit in this location.



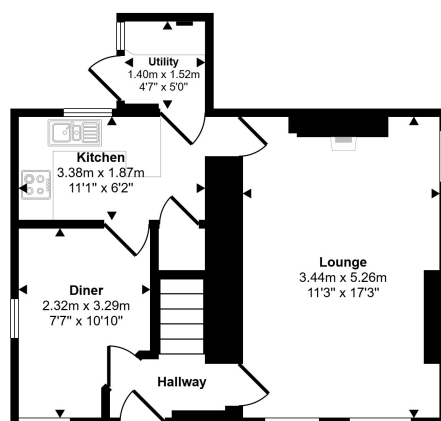




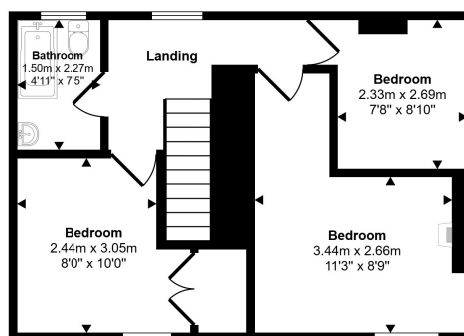
Coinage House 2 Princes Street
Truro
Cornwall
TR1 2ES
01872 438 705
hello@searchhomes.co.uk
www.searchhomes.co.uk



Approx Gross Internal Area
84 sq m / 909 sq ft



Ground Floor
Approx 41 sq m / 444 sq ft



First Floor
Approx 43 sq m / 466 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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

57