

Dobwalls

PL14 6JB



- Guide Price - £235,000 - £265,000
- Viewings by appointment only
 - Three houses for refurbishment being sold as one lot
- A pair of semi-detached houses, and a detached house



Tenure - Freehold

Council Tax Band - C, B & B

Floor Area - sq ft



DETAILS:

THE PROPERTY

Three houses (a pair being semi-detached and one detached) for updating/refurbishment. A rare and interesting redevelopment/investment opportunity.

SITUATION

Conveniently situated for major towns (Liskeard and Bodmin), the City of Plymouth and the beautiful East Cornwall coastline at Looe and Polperro

DIRECTIONS

What3words

/// icebergs.campus.boxing

ACCOMMODATION

• New House

GF: Large lobby, utility/boiler room, WC, kitchen and sitting/living room. FF: Landing, two double bedrooms and bathroom.

• Stuart House

GF: Hallway, sitting/living room, kitchen, breakfast room and WC. FF: Landing, three bedrooms and bathroom

• Rosevallon

GF: Hallway, sitting room, living room and kitchen: FF: Landing, three bedrooms and a bathroom

• Each house has a substantial area of outside space, Stuart House and

Rosevallon having their own gardens and workshop/stores

• There are two garages and ample space for a number of vehicles.

• The three houses need varying degrees of refurbishment/improvement.

• See Agent's Note below

SERVICES

Mains electricity, water and drainage.

Mobile Network Coverage : Likely outside and inside.

Broadband : Ultrafast available.

Source: Ofcom.org.uk

T E N U R E

Freehold

LOCAL AUTHORITY

Cornwall Council www.cornwall.gov.uk

New House and Rosevallon are Band B, Stuart House is Band C.

AGENT'S NOTE

Concrete Screening (aka Mundic) Assessments have been carried out on Stuart House and Rosevallon. Some samples from each house were found to be Class A but the majority were Unclassified and requiring Stage 2 testing to determine mortgage suitability

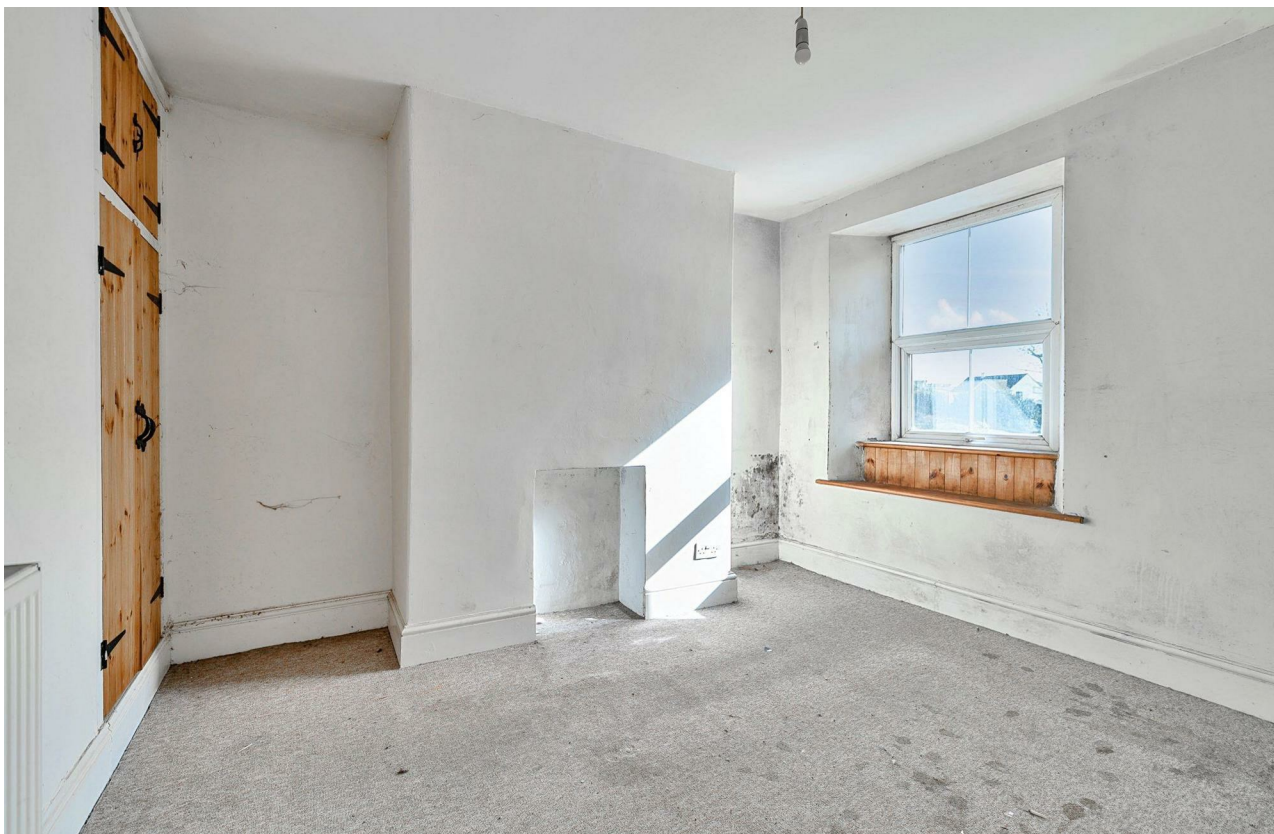
VIEWINGS

Viewings by appointment only, full details from Millerson Estate Agents Launceston Office Tel: 01566 776055.

LEGAL AND INFORMATION PACK:

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%.

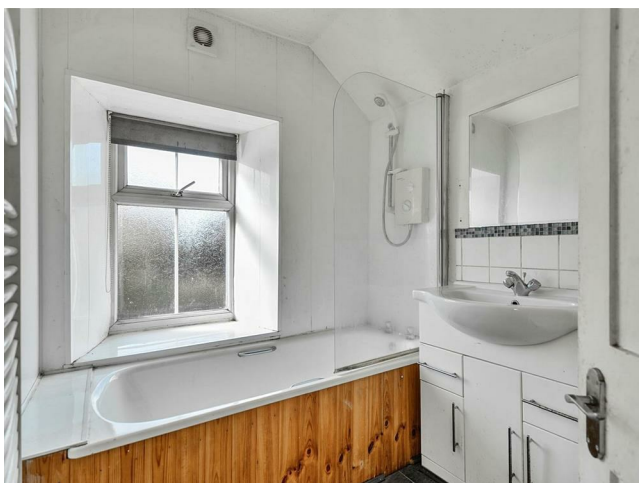
Additional Fees



- 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.





Dobwalls, PL14 6JB



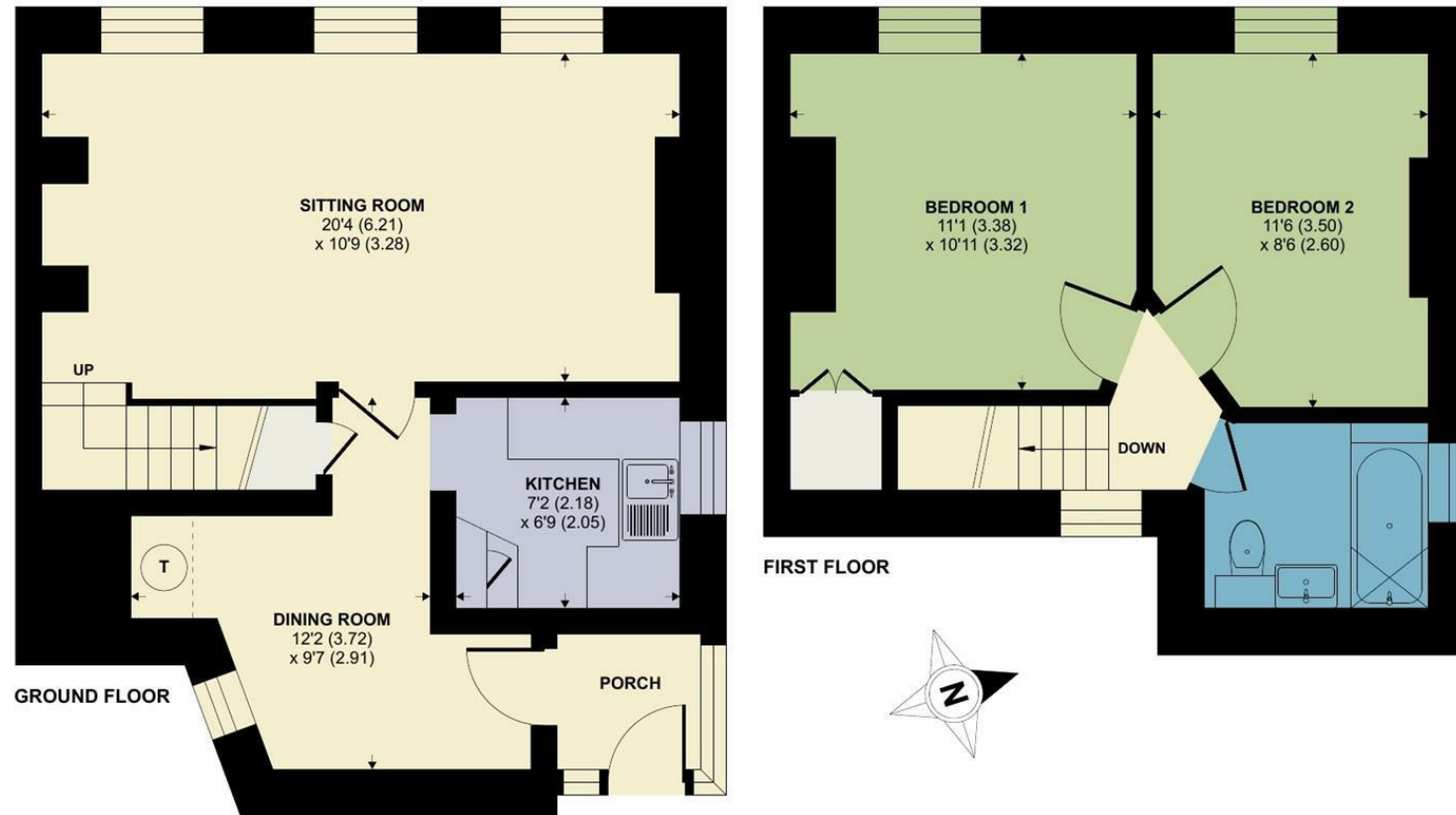




New House, Dobwalls, Liskeard

Approximate Area = 748 sq ft / 69.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1254942

Symonds & Sampson

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	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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Are You....

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- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area Manager

Lizzie Collins

01726 72236

Contact Us

6a High Street

Launceston

Cornwall

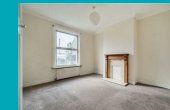
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