

3 ATLANTIC LOOKOUT, TRELYON AVENUE

St. Ives, TR26 2AD



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AUCTION: STARTING BID £500,000

AUCTION. BEING SOLD VIA SECURE SALE ONLINE BIDDING. TERMS AND CONDITIONS APPLY. STARTING BID £500,000. A spacious and deceiving three double bedroom (one en-suite) home located in a super location just out from the main town of St Ives but still within walking distance. Offering sea and coastal views, the property also offers a large balcony, off road parking for two cars and gas central heating. Light and bright accommodation internally with a beautiful kitchen / diner living area and an extremely large lounge space. Built approximately 10 years ago, the properties are super efficient



Tel: 01736 793939

Email: sales@crossestates.co.uk

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ENTRANCE

Multi pane wood front door, radiator, glazed door through to main hallway, door to utility cupboard with gas boiler and power points

ENTRANCE HALLWAY

Stairs to first floor, radiator, storage cupboard under the stairs, door to

BEDROOM 11' 1" x 9' 7" (3.37m x 2.92m)

Wood framed double glazed window to the front, radiator, power points

BATHROOM 5' 8" x 9' 9" (1.73m x 2.97m)

'Jack and Jill' as an en-suite also to the main bedroom. Large walk in shower cubicle with mains connected shower over with detachable and rainfall head, pedestal wash hand basin, close coupled WCC, stainless steel heated towel rail, door to bedroom

BEDROOM 10' 11" x 17' 7" (3.32m x 5.37m)

Great size double bedroom, radiator, wood framed window to the rear and glazed doors opening out to the rear balcony, power points, sea views

FIRST FLOOR LANDING

Radiator, stairs to 2nd floor, door to

Lovely open plan room. Kitchen comprises an extensive range of modern eye and base level units with ample worktop space over including breakfast bar area, space for range style cooker and oven (with gas and electric points) currently there is a range style triple electric oven and gas hob with stainless steel hood over and extractor fan, integrated dishwasher, space for fridge / freezer, ample power points, wood flooring throughout. Dining / Lounge area comprises double doors opening out to a 'Juliette' balcony offering sea views over to Godrevy Lighthouse and beyond with a further window with the same aspect. TV point, power points and two radiators

BEDROOM 11' 0" x 9' 7" (3.35m x 2.91m)

Window to the front, power points, radiator

BATHROOM 5' 11" x 7' 4" (1.80m x 2.24m)

Opaque window to the front, pedestal wash hand basin, close coupled WC, panelled bath with shower screen and shower attachment shower over , stainless steel heated towel rail

2ND FLOOR LANDING

Radiator, door to

LOUNGE 17' 5" x 28' 9" (5.32m x 8.76m)

Super room, excellent size, pitched ceiling, with wood flooring, two large skylight windows to the rear offering fine sea and

coastal views with a further single large skylight window to the front, two radiators, ample power points

BALCONY 14' 2" x 18' 8" (4.32m x 5.70m)

Lovely large balcony offering fine sea views, wood balustrade with glazed inserts

OUTSIDE

To the front are two off road parking spaces. There is a storage space under the decking accessed to the rear of the property

AUCTIONEERS ADDITIONAL COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer

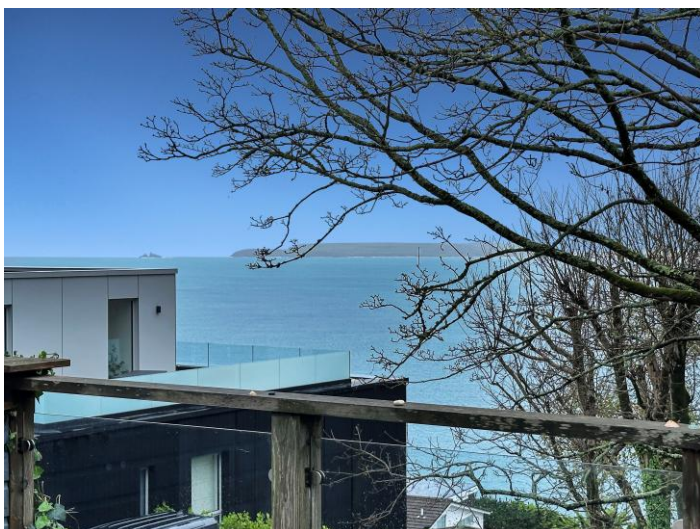
and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

AUCTIONEERS ADDITIONAL COMMENTS

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

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