



50 Royffe Way

50, Royffe Way, Bodmin, Cornwall PL31 1GA



Bodmin Centre ½ mile A30(T) 2 miles

An opportunity to purchase by Online Traditional Public Auction, a base level one-bedroom apartment with allocated parking and small courtyard garden

- Hall
- Kitchen and Living Room
- Bedroom and Bathroom
- Rear Courtyard
- Allocated Parking
- Mains Gas Central Heating
- Leasehold
- Council Tax Band A
- Public Auction Wednesday 2nd July 2025
- End Bidding Time 5.30pm

Auction Guide
£60,000



METHOD OF SALE

50 Royffe Way is offered for sale by Online Traditional Auction (unless sold prior via Bamboo/Stags auction conditions). The auction end date and time is Wednesday 2nd July 2025 at 5.30pm. The Vendor reserves the right to alter the lot prior to the auction end date. The lot can be accessed via Stags' website – www.stags.co.uk on the Auctions page.

SITUATION

50 Royffe Way is situated within a popular development a short drive from Bodmin town centre. Bodmin offers a fine range of amenities and is conveniently located in the centre of the county with good access to both A30(T) and A38. Bodmin Parkway railway station is about 3 miles to the south offering a service between Penzance and London Paddington.

DESCRIPTION

The lower ground level appointment is accessed via steps to a gravelled and paved area where the front door is located. The Entrance Hall leads off to all the rooms including an open-plan Kitchen/Living Room with a fitted range of Shaker style base and eye level units with rolled worktop surfaces to splashback tiling, stainless steel single drainer sink unit with vegetable bowl and mixer tap, space and plumbing for dishwasher, integral refrigerator and freezer, fan-assisted oven and grill with four gas rings over and extractor hood, integral dishwasher, splashback and breakfast bar. There is a part glazed door to the rear outside enclosed courtyard area.

The fully tiled Bathroom includes a white panelled bath with shower and screen over, pedestal washbasin, low level wc, wall mounted towel radiator, mirror fronted bathroom cabinet and shaver light and point.

Also on the ground floor is a Bedroom.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488. Viewings will be at specified times.

DIRECTIONS

Travelling eastbound on the A30(T), exit at the Bodmin junction (A389). At the roundabout take the first left towards Carminow Industrial Estate. Drive under the railway bridge and follow the road sharply round to the right. Drive down to the junction and turn right. At the mini roundabout turn straight on. Drive over the railway bridge and after about 200 yards turn right where signposted towards a long-stay carpark. Follow the road round to the right and turn right towards Bodmin Parkway. The entrance to Royffe Way will be seen on the right-hand side after a short distance.

Please park in the street outside for initial ease.

SERVICE CHARGES

Service charge £1,628 pa

SERVICES

Mains water, electricity and drainage connected. Mains gas fired central heating. Broadband: Standard and Ultrafast available (Ofcom). Mobile telephone: 02 and Vodafone likely and EE and Three limited inside (Ofcom). 02, Vodafone, EE and Three likely outside (Ofcom)

PROOF OF IDENTITY

Under Money Laundering Regulations 2017, it is a requirement for Estate Agents to perform due diligence checks on any

person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.

BUYERS AND ADMINISTRATIVE FEES

The successful Purchaser(s) will be liable to pay the sum of £5,000. From this a Buyer's Fee of £2,400 including VAT is retained by Stags/Bamboo as a contribution towards the online platform costs, and £2,600 is payable towards the purchase price.

An additional Administration Fee of £1,200 including VAT will be payable by the successful Purchaser immediately after the auction.

DEPOSIT PAYMENT

The Seller and Buyer agree that the winning Bidder may transfer the remainder of the 10% deposit (less the amount paid online) within 48 hours at the end of the Online Auction. Clauses 6.1, 6.2 and 7.1 of the Holding Deposit Agreement shall be read as amended to reflect this accordingly. Payment is to be made via the Buyer's solicitor to the Vendor's solicitor. We therefore recommend all bidders clear Anti Money Laundering Regulations with their solicitor prior to the auction and make the balance of the deposit monies readily available for transfer immediately thereafter.

AUCTION LEGAL PACK

A copy of the legal pack and Special Conditions of Sale are available online to be downloaded by the tab on the Online Auction Property Listing page. Prospective purchasers will need to register with Bamboo Online Platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation which may/will contain material information regarding the property and to consult legal advice prior to bidding.

SOLICITORS

Merricks Solicitors, Cross Street, Wadebridge, Cornwall, PL27 7DT. FAO: Mr R Merrick. Telephone 01208 812068. Email: Richard.merrick@merricks-law.co.uk.

TENURE AND POSSESSION

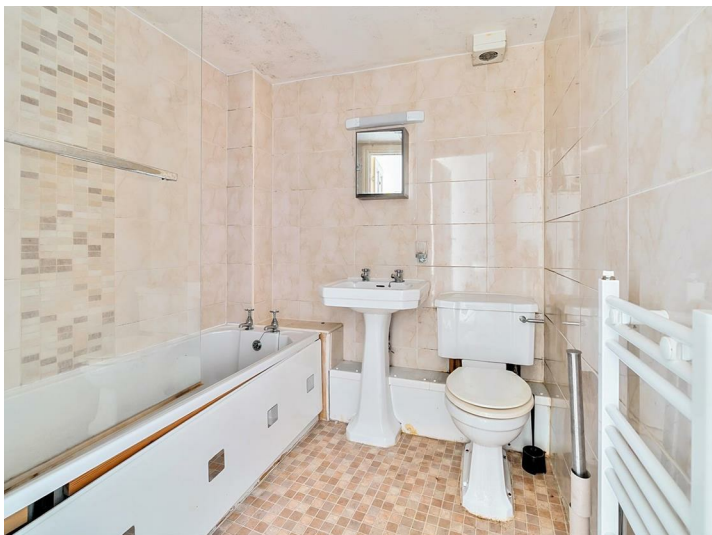
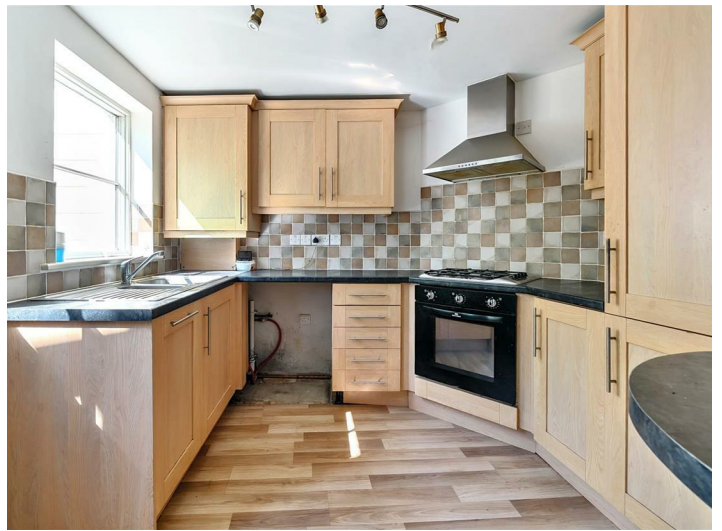
Leasehold with vacant possession. 999 year lease with 976 years to run. The completion date will be as dictated by the auction legal pack.

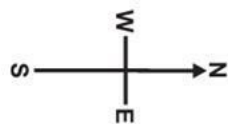
DEFINITION OF AUCTION GUIDE AND RESERVE PRICE

Guide Price is an indication of the Seller's expectation. Reserve Price is a figure below which the auctioneer cannot sell the lot at auction. We expect the Reserve Price to be set within the guide range. Guide Prices may change at any time prior to the auction.

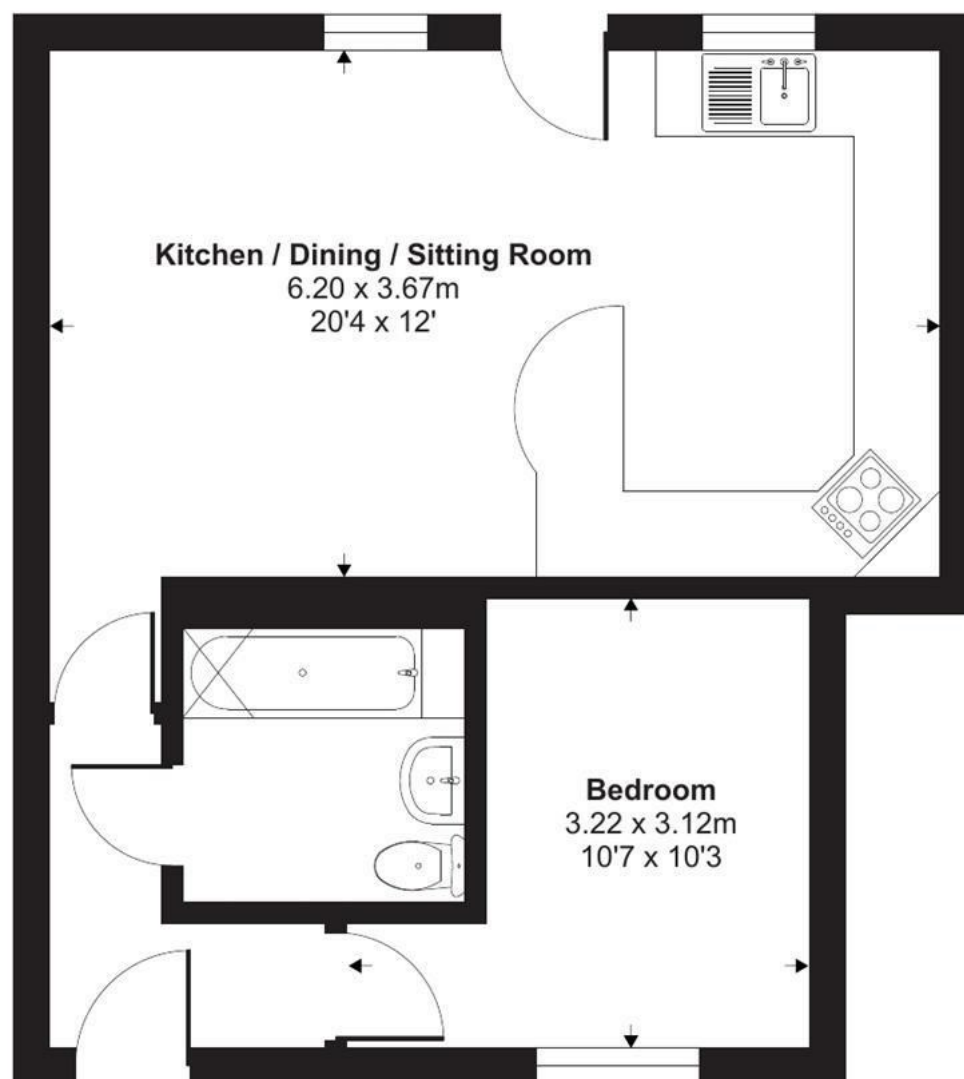
ACCESS ONLINE AUCTION

Interested parties are invited to bid on www.stags.co.uk homepage. Click on "Auctions" and then "Online Property" and "Land Auctions" and then register directly with Bamboo Auctions to gain access to the auction legal pack and bidding facilities.





Approximate Area = 431 sq ft / 40 sq m
For identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Stags. REF: 1284898

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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		78	78
		EU Directive 2002/91/EC	

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