



Church Street, Landrake Saltash PL12 5ER

welcome to

Church Street, Landrake Saltash

Fox & Sons are delighted to present this two bedroom character cottage in the popular area of Landrake. The property is double glazed throughout and has a gorgeous southerly facing rear garden with a summer house! Call today to book your viewing.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of ?6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Lounge

14' 5" max x 13' 4" max (4.39m max x 4.06m max)
Ceiling light, wall light, double glazed sash window to the front with slate windowsill, radiator, electric fire place with feature brickwork surround, wooden flooring, stairs to first floor, door to kitchen.

Kitchen

13' 2" max x 9' 8" max (4.01m max x 2.95m max)
Fitted kitchen with wall mounted and floor based

units, ceiling light, double glazed window to rear, 1 1/2 sink and drainer, space for washing machine, fridge freezer, dishwasher, integrated oven, gas hob, under stairs storage, door to rear porch, slate flooring.

Rear Porch

Wall light, tiled flooring, door to rear garden, space for dryer.

Landing

Ceiling light, radiator, carpet flooring, loft access, airing cupboard, doors to bedrooms 1,2 and bathroom.

Bedroom One

13' 3" max x 8' 2" max (4.04m max x 2.49m max)
Ceiling light, double glazed sash window to front, radiator, carpet flooring.

Bedroom Two

8' 5" max x 8' 4" max (2.57m max x 2.54m max)
Ceiling light, double glazed window to rear, radiator, carpet flooring.

Bathroom

Ceiling light, double glazed sash window to front, heated towel rail, shower cubicle, w/c, wash hand basin, part tiled walls, tiled flooring.

Rear Garden

A beautiful southerly facing garden, vibrant with colours. As you step out from the rear porch there is a shared pathway with a block built shed opposite with a patio area to the side. Further along the pathway there are some steps, leading to a grass pathway taking you to a lawn area with bushes and shrubs. To the left is a gate, in here is the main part of the garden, enclosed and private, mature bushes and shrubs to either side of the pathway. The pathway then leads you to a lawn area on one side, with a raised decking area on the other, the raised decking area is outside the summer house, currently being used as an art studio with views to Landrake Church. At the end of the garden is a further patio

area with a shed and further colourful, bushes and shrubs.



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welcome to

Church Street, Landrake Saltash

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- TWO BEDROOM COTTAGE

Tenure: Freehold EPC Rating: D

guide price

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SAS105475 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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