



**Trehan Cottages, Trehan Saltash PL12 4QN**



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**Trehan Cottages, Trehan Saltash**

This beautiful two bedroom period cottage offers a wealth of charm and character with a planning planning is to add another bedroom and bathroom upstairs, also creating more space to the downstairs and brand new (in boxes) fitted kitchen with fridge freezer, ovens, and dishwasher all included.



## 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 £300 inc VAT towards the preparation cost of the pack.

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/Diner

19' 8" max x 13' 3" ( 5.99m max x 4.04m )

Two front wooden double glazed windows with feature stone surround, wooden lintels and slate window seats. Feature stone fireplace with slate hearth and wooden mantel. Solid wood beamed ceiling with spotlights. Two radiators. Wooden stairs to the first floor.

## Kitchen

12' 7" max x 9' ( 3.84m max x 2.74m )

Two steps leading to the kitchen. Solid slate floor. Wooden double glazed window. Base units with worktops, stainless steel sink/drainer with mixer tap. Double panelled radiator. Extractor fan. Space and plumbing for washing machine. Space for electric cooker. Double French doors leading into the garden. Door leading to bathroom.

## Bathroom

Rear wooden double glazed window. Slate flooring. Oversized Jacuzzi bath tub. Wash hand basin and low level wc. Wall mounted towel rail. Wood panelled ceiling with spotlights.

## Bedroom One

11' 10" max x 11' 2" ( 3.61m max x 3.40m )

Front wooden double glazed window with slate sill and stone surround.. Wooden door with glazed panel. Solid wood floor. Spotlights. radiator.

## Bedroom Two

14' 1" x 7' 8" ( 4.29m x 2.34m )

Front wooden double glazed window with slate sill and brick surround. Wooden door. Solid wooden floor. Spotlights. radiator.

## Rear Garden

Enclosed with high stone walling and fencing. Three slate steps to the decked area with space for table and chairs. Slate steps leading to the lawned area with raised beds and borders. Patio with seating area.



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## Trehan Cottages, Trehan Saltash

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO CHAIN
- NEW KITCHEN AND APPLIANCES IN BOXES AVAILABLE

Tenure: Freehold EPC Rating: E

guide price

**£175,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SAS105543 - 0010

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