



Trehan Cottages, Trehan Saltash PL12 4QN

welcome to

Trehan Cottages, Trehan Saltash

This beautiful two bedroom period cottage offers a wealth of charm and character with a 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/drainers 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.



view this property online fox-and-sons.co.uk/Property/SAS105543



welcome to

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

£160,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.foxagent.com



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SAS105543



Property Ref:
SAS105543 - 0015

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.


fox & sons



01752 847151



saltash@fox-and-sons.co.uk



20 Fore Street, SALTASH, Cornwall, PL12 6JL



fox-and-sons.co.uk