

48 Carey Park
Helston, TR13 0DH







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GUIDE PRICE £150,000+ (plus fees). For Sale by Unconditional Livestream Auction Thursday 8th May 2025. A two bedroom end of terrace property requiring light refurbishment with good size rear garden. Garage. Legal Pack via our website.

End of Terrace Property with Garage

A freehold end of terrace property with attached single garage and larger than average rear garden. Double Glazing & Gas Central Heating. The property is situated in Helston, close to local primary and secondary schools.

AUCTIONERS NOTE Please note, the property is timber framed construction which may limit lending options and we advise carrying out due diligence prior to bidding.

The property requires modernisation throughout.

FULL DETAILS Photographs, Dimensions, Floor Plans and Area Measurements (when available) are included within our full details online on our website. All published information is to aid identification of the property and is not necessarily to scale.

VIEWINGS Please telephone Auction House South West on to request a viewing.

NOTICE TO BIDDER Please be aware that if your Bid is successful on Auction day the exchange of contracts will happen immediately after the Auction.

Tenure: Freehold

EPC Rating: EPC Rating TBC

Administration Fee: £1200 inc VAT payable on exchange of contracts.

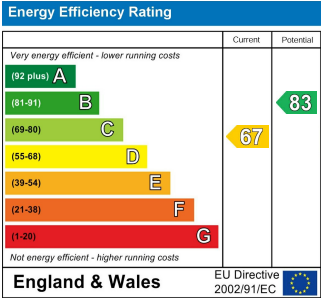
Buyer's Premium Fee: £300 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



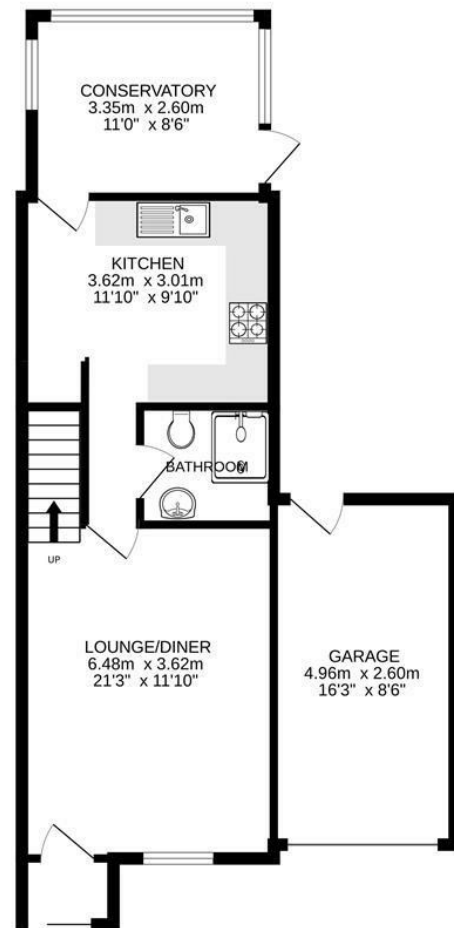
The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,
Tel: 01326 565016 | hello@thematherpartnership.co.uk | www.thematherpartnership.co.uk







GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

