

66 West End · Redruth · Cornwall · TR15 2SQ

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**BILL
BANNISTER**

Sales & Lettings

AUCTION



35 Trevenson Road

Pool, Redruth, TR15 3PN

By Auction £115,000



For Sale By Online Auction in conjunction with 247propertyauctions. Auction ends Thursday 23rd October at 11.30am. Auction Guide Price £115,000. Please contact the office to arrange a viewing.



A deceptively spacious two storey, three-bedroom, semi-detached house now for modernisation being located in a popular residential and lettings are of the town. The property, which will be for cash-buyers only (see auctioneers notes for further information), enjoys gardens and off street parking and post-works will make an enviable family home for onwards sale and rent.

ACCOMMODATION

Ground floor; Hallway, living room, dining room, conservatory, kitchen/breakfast room, bathroom/WC, utility room.

First floor; Landing, three bedrooms.

Outside; Front and rear gardens and on-drive parking to the front.

TENURE

Freehold with vacant possession.

EPC

Rating: E.

WHAT3WORDS

///surveyors.crackles.panning

MOBILE & BROADBAND COVERAGE

Broadband: Ultrafast available

Mobile: Likely outside, may be variable inside.

Source: ofcom.org.uk

VIEWINGS

Block viewings available. Please call us on 01395 247000 to arrange.

IMPORTANT INFORMATION

All lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum (if applicable), which will be available on Auction Day.

AUCTION LEGAL PACK & FINANCE

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. It is the purchaser's responsibility to make all necessary legal, planning and finance enquiries prior to the auction.

PRICE INFORMATION

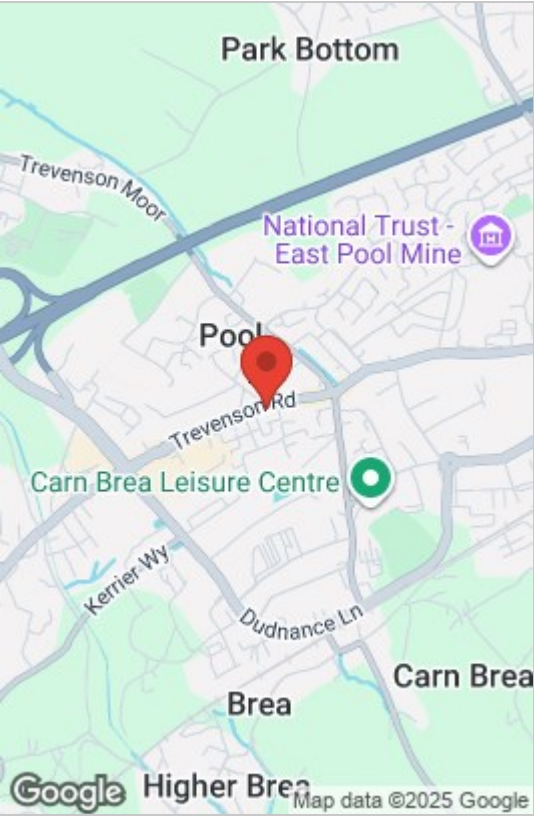
Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve price (a figure below which the Auctioneer cannot sell the Lot during the Auction). This reserve figure cannot be higher than 10% above a single figure guide. Please check our website regularly at www.247propertyauctions.co.uk or contact us on 01395 247000 for up to date information. At the fall of the hammer contracts are exchanged and there is no going back!

AUCTIONEERS NOTES

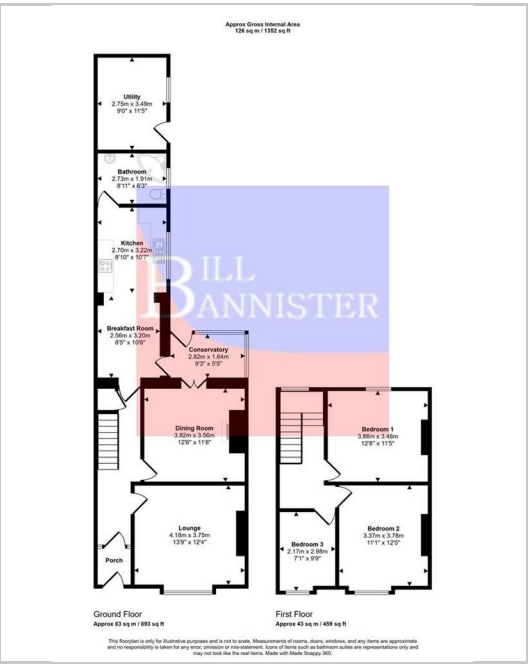
We understand the property suffers from an inferior 'stage 1' petrographic mundic report. Prospective bidders are therefore strongly advised to satisfy themselves as to the condition and obtain their own independent professional advice before the auction date. No warranty is given or implied by the vendor or agent in this regard.

Summary

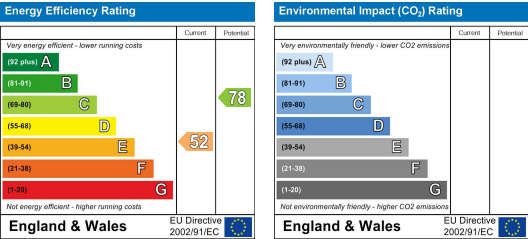
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.