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BILL
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Sales & Lettings

AUCTION



Laburnum House Vogue

St Day, Redruth, TR16 5NH

Auction Guide £235,000



For Sale By Online Auction in conjunction with 247propertyauctions. Auction ends Tuesday 11th November at 12.00pm. Auction Guide Price £235,000. Please contact the office to arrange a viewing.



A charming and characterful semi-detached cottage now for modernisation with mature gardens and grounds. The property, which is situated in the popular parish of Vogue, offers good-sized accommodation and has scope to become a stunning residence for not only owner occupiers, but perhaps those looking for a holiday bolthole or lettings venture.

LOCATION

The property offers convenient access to local amenities and facilities, and in turn, by car to other notable attractions such as Tehidy Country Park, Tehidy Golf Club and, in turn, the town of Falmouth and city of Truro.

ACCOMMODATION

Ground floor:

Entrance porch, hallway, kitchen/breakfast room, loung, dining room, rear hallway, WC.

First floor: Landing, two bedrooms, bathroom with separate shower and WC.

Outside: The property enjoys mature gardens and grounds to front and rear. There is a garage/workshop.

TENURE

Freehold with vacant possession.

EPC

Rating: E

WHAT3WORDS

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MOBILE & BROADBAND COVERAGE

Broadband: Ultrafast available

Mobile: Good to variable outside, good to variable inside.

Source: ofcom.org.uk

VIEWINGS

Block viewings available. Please call us on 01395 247000 to arrange or Bill Bannister Estate Agents on 01209 210333.

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.

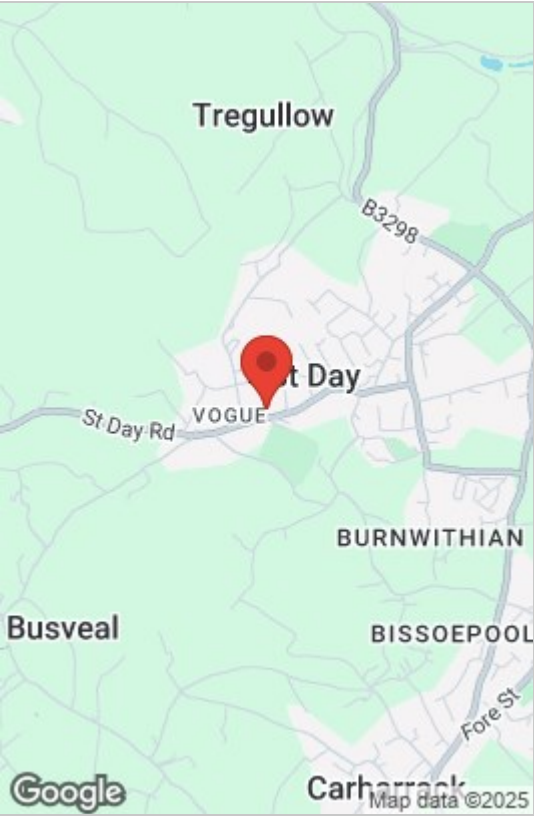
AUCTION LEGAL PACK & FINANCE

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.

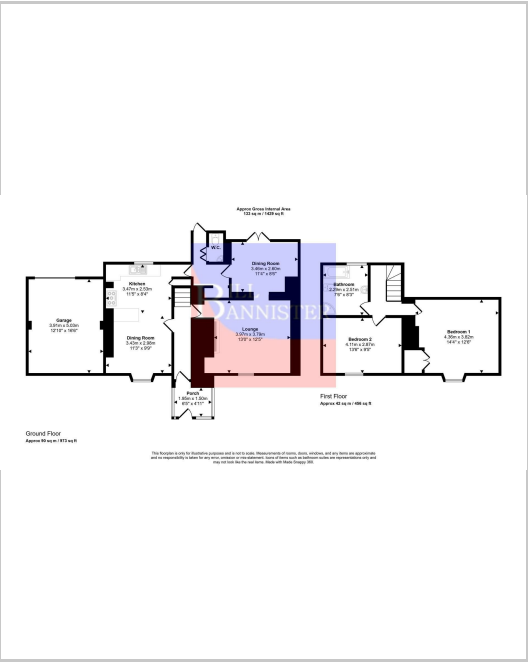
PRICE INFORMATION

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!

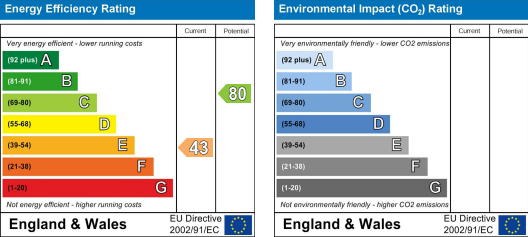
Area Map



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.