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Sales & Lettings

# AUCTION



## 40 Carey Park

Helston, TR13 0DH

**Auction Guide £80,000**



For Sale By Online Auction in conjunction with 247propertyauctions. Auction ends Thursday 12th February at 11.30am. Auction Guide Price £80,000. Please contact the office to arrange a viewing.



A deceptively spacious three-bedroom semi-detached bungalow now for complete refurbishment and repair being located in a pleasant cul-de-sac position not far from the town centre. The property, which enjoys a good-sized plot, seems to be of a timber and block construction under a concrete tiled roof and enjoys front and rear gardens, garage and on-drive parking for 3-4 cars.

#### ACCOMMODATION

Entrance porch, hallway, kitchen, living/dining room, three bedrooms, bathroom/WC.

#### OUTSIDE

Front and rear gardens along with single garage and driveway that provides parking for multiple vehicles.

#### TENURE

Freehold with vacant possession.

#### EPC

Rating: Commissioned.

#### WHAT3WORDS

//pink.battle.speedily

#### MOBILE & BROADBAND COVERAGE

Broadband: Superfast available

Mobile: Good outside, variable indoor.

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](http://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!

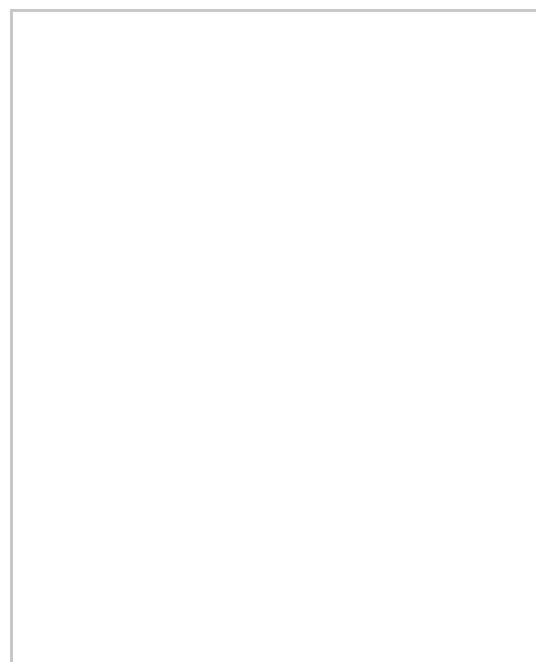
#### AUCTIONEERS NOTES

Please refer to all legal documents for this Lot in case any additional fees and reimbursements are listed in addition to the purchase price.

#### Area Map



#### Floor Plans



#### Energy Efficiency Graph

