STAGS



# Gorregan

Gorregan, Rosudgeon, Penzance, TR20 9PG







Marazion - 2 Miles Penzance - 6 Miles St.Ives - 11 Miles

A high quality, modern three bedroom home nearing completion, discreetly set back from the road and located in the highly sought after village of Rosudgeon.

- ONLINE AUCTION - END DATE ****
- AUCTION GUIDE £260,000
- 3-Bedrooms with Master En-suite
- Dressing Room
- Modern Finish
- Parking
- Garden
- Country views
- Freehold
- Council Tax E

# Auction Guide £260,000

## METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is ****2026, ending at 4:30pm.
The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The property can be accessed via our website - stags.co.uk on the Auction Page.

## SITUATION

Just a touch inland from the South Cornish coast and nestled between Porthleven and Marazion, the village of Rosudgeon enjoys a prime location near several fine beaches, including Perranuthnoe and Prussia Cove.

Within a three-mile radius lies the ever-popular village of Marazion, renowned for St Michael's Mount, its sandy beaches, and a plethora of restaurants and galleries. A little farther afield is the picturesque harbour town of Penzance, offering a wide range of amenities and facilities, while to the east, Helston provides all the services of a larger town.

## THE PROPERTY

Gorregan boasts spacious and well-proportioned accommodation spread over two floors.

As you enter, you'll find yourself in a large, light-filled hallway leading to a generously sized modern kitchen and dining room. This well-appointed space seamlessly connects to a large utility room, plant room, and a convenient W/C, making it perfect for family living, or investment property. At the rear of the ground floor, a welcoming master en-suite awaits, complete with a partially finished shower room and a spacious dressing room. The master en-suite benefits from patio doors that open to the private rear garden, providing a serene and private outdoor addition to the ground floor accommodation.

The central hallway features a temporary staircase that leads to the first-floor landing. This floor offers a generously sized, well-appointed modern family bathroom and two double bedrooms at the rear. The large, full-width living room captures the countryside views with a large double doors opening to a Juliet balcony making it a real standout feature of the property.

The insulation of the property is designed and installed to a high standard.

## OUTSIDE

The exterior of the property is equally impressive. At the front, there is ample parking space for several vehicles, ensuring convenience for the entire family or allowing additional storage options. The rear of the property is a private garden with block built storage outbuildings.

## SERVICES

Mains drainage , mains electric and mains water. Ultrafast Broadband available (Ofcom). Vodaphone, O2, Three and EE mobile signal - Likely (Ofcom)

Modern Wet and Dry heating systems partially installed. 3200ltr rain water harvesting tank supplying all non potable water supply.

Please note the agents have not inspected or tested these services.

## VIEWINGS

Strictly by prior appointment with the West Cornwall Office on 01736 223222

## DIRECTIONS

From Truro take the A30 heading down towards Penzance. At the roundabout just before Marazion take the 1st exit left onto the A394 to Helston. Continue on the A394 heading towards Rosudgeon. Shortly after passing the turning for Perranuthnoe, Gorregan will be evident on your left-hand side .

## PROOF OF IDENTITY

Under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.

## BUYERS & ADMINISTRATION FEES

The successful purchaser(s) will be liable to pay the Buyers Fee and Administration Fee, collected by Bamboo Proptech immediately post auction.
Buyers Fee - £2,400 inc VAT (retained by Stags/Bamboo Proptech as a contribution towards the online platform costs.)
Additional Administration Fee - £1,200 inc VAT.

## DEPOSIT PAYMENTS

Where stated on the property listing, you agree that Bamboo may pre-authorise your card for the amount of the Buyer's fee and 10% Deposit. You will only be charged if you are the winning buyer. We will release the pre-authorisation at the end of the auction. Your card issuer may take up to 10 working days for this amount to be available to you in your account.

## LEGAL PACK

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. Prospective purchasers will need to register with the Bamboo Proptech online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction.
Prospective purchasers are strongly advised to inspect the legal documentation, this will/may contain material information regarding the property, and to consult legal advice prior to bidding.

## SOLICITOR ACTING

Solicitor - Jodie Boyns
Nalders LLP - 104 Market Jew Street, Penzance TR18 2LE

## COMPLETION DATE

The completion date will be as dictated by the solicitor and included in the legal pack.

## DEFINITION OF AUCTION GUIDE AND RESERVE

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Guide prices may change at any time prior to the auction.

## SPECIAL CONDITIONS OF SALE

Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provisions of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.



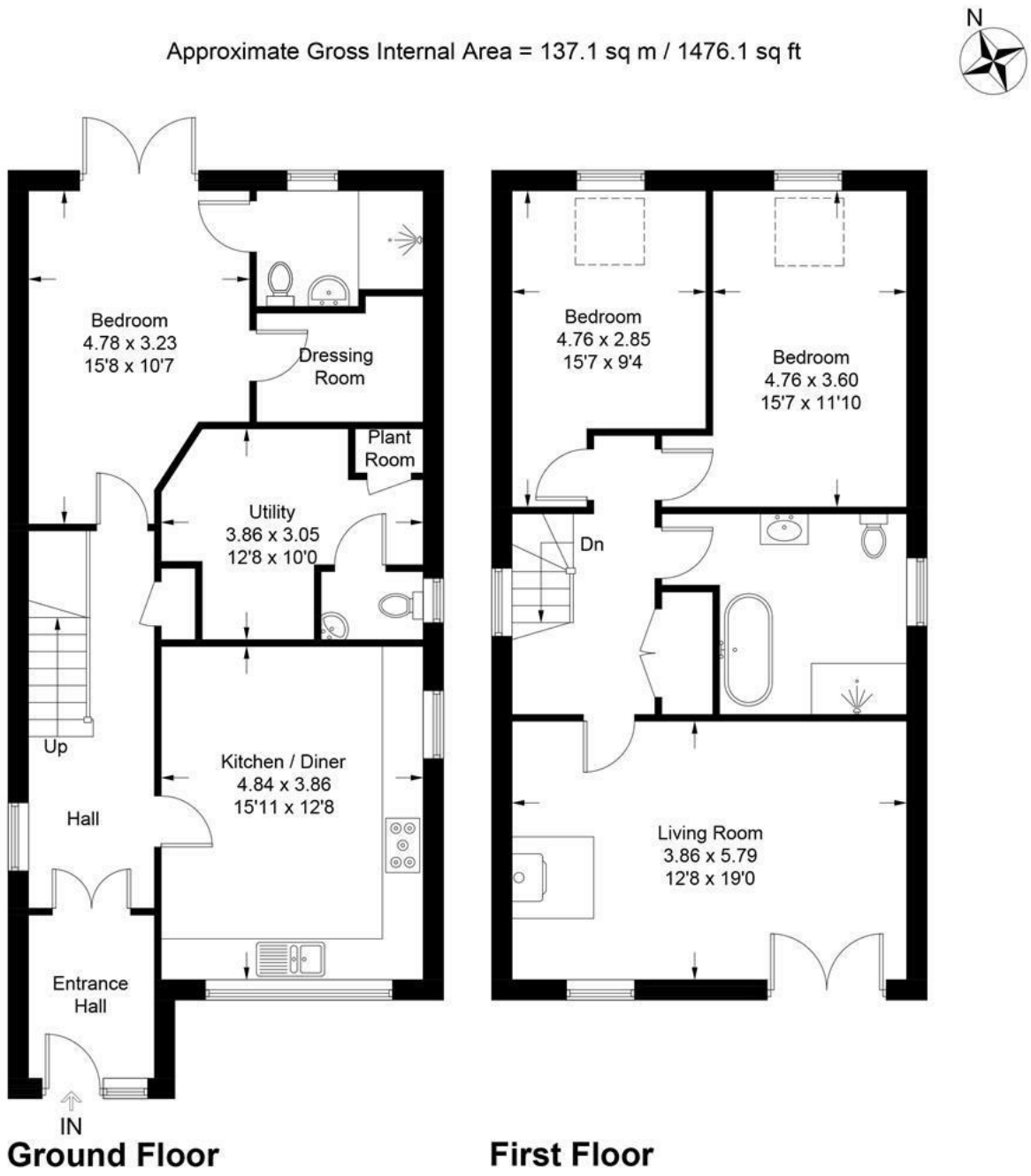




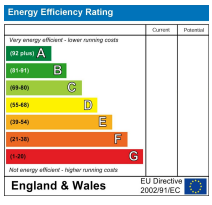




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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.




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