Flat 1, Stanley House

STAGS

Flat 1, Stanley House, Fore Street

Port Isaac, , PL29 3RB

Port Isaac Harbour 30 Yards - Polzeath 6.5 Miles - Wadebridge 8 Miles

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A spacious three bedroom maisonette in the heart of the popular fishing village of Port Isaac with harbour views

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- Online Auction - Ends 4th November at 4.30pm
- Stand Out Property
- Top Floor Maisonette
- Centre of Port Isaac
- Leasehold With Share of the Freehold
- Auction Guide - £175,000 to £195,000
- Approx. 1100 Sq. Ft.
- Three Double Bedrooms/ Two Receptions
- Countryside and Harbour Views
- Council Tax Band: B

Auction Guide £175,000

Stags Wadebridge

1 Eddystone Court, Eddystone Road, Wadebridge, PL27 7FH

01208 222333 | wadebridge@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk

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@StagsProperty

METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is Wednesday 4th November 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

Port Isaac is a highly regarded and picturesque fishing village situated on the rugged North Cornwall coast, renowned for its historic cottages, winding streets and attractive harbour. The village has provided the backdrop for a number of film and television productions, most notably ITV's Doc Martin, starring Martin Clunes, in which the property is featured.

Port Isaac is also synonymous with the acclaimed local shanty singing group, The Fisherman's Friends, who can regularly be found performing on The Platt during the summer months. The village has a strong and welcoming community, together with a good range of amenities for everyday needs and an excellent selection of restaurants, including two establishments associated with renowned chef Nathan Outlaw.

The surrounding coastline and countryside provide an outstanding setting for enjoying a wide range of outdoor pursuits, with walking, sailing, surfing and other recreational activities readily accessible.

THE PROPERTY

Set in the Conservation Area and approached via an external staircase from the courtyard at The Old Bakehouse Flats, this spacious and generous top-floor maisonette enjoys an elevated position with attractive countryside and harbour views.

Originally a corn warehouse, the property retains a number of charming historic features and has recently benefited from extensive remedial works, including new double-glazed sash windows, lime render and plastering, and redecoration.

The well-presented accommodation comprises three bedrooms, a bathroom and separate WC. The light and airy living spaces feature high ceilings, wood flooring and sash windows, with a spacious open-plan kitchen/dining room and separate sitting room enjoying harbour views and an original warehouse door.

The property is on a 999 year lease from November 1989 with a share of the freehold under Stanley (Residents) Limited.

SERVICES

Mains water, electricity and drainage. Electric heating. Broadband availability: up to Superfast. Mobile Phone Coverage: Variable indoor and outdoor. (Broadband and mobile information via Ofcom). Please note that the agents have not inspected or tested these services.

VIEWINGS

Strictly by prior appointment with the Wadebridge Office on 01208 222333.

DIRECTIONS

What3Words: ///spades.converged.correctly

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.

The buyer shall pay the sum of £1,695.87 on Completion to the Buyer's Solicitors in reimbursement of the search fees and expenses associated with the preparation of the legal pack.

DEPOSIT PAYMENT

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.

SOLICITORS ACTING

Merricks Solicitors. Cross Street, Wadebridge, PL27 7DT. FAO: Miss Rachel Anderson/Mrs Sarah Lawrence. Email: Rachel.Anderson@merricks-law.co.uk Telephone: 01208 812068

COMPLETION DATE

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

DEFINITION OF AUCTION GUIDE & 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.

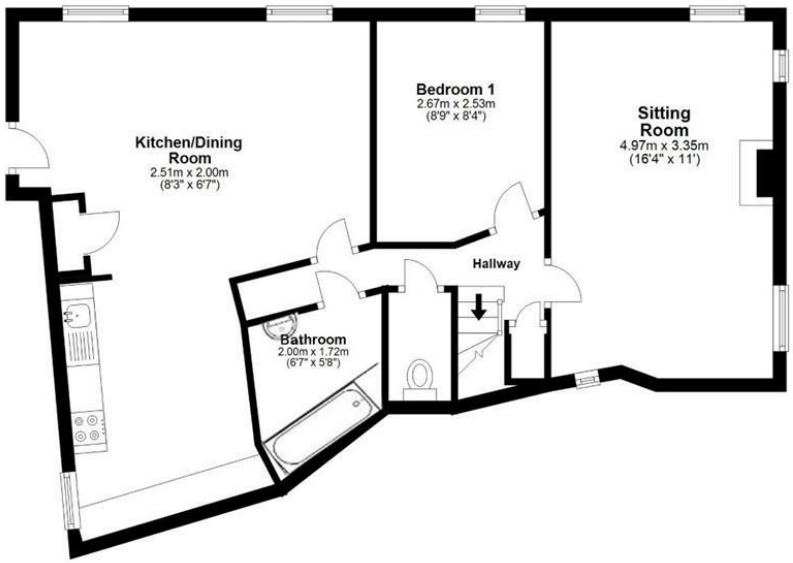
SPECIAL CONDITIONS OF SALE

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.

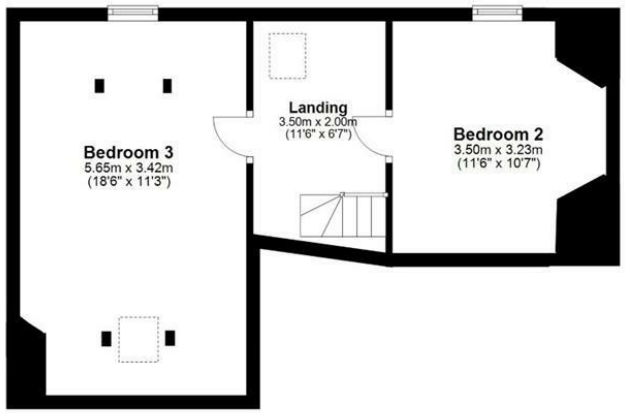
ACCESS ONLINE AUCTION

Interested parties are invited to bid through www.stags.co.uk homepage. Click on "Auctions" and then "Property and Land Auctions" and then register directly with Bamboo Proptech to gain access to the auction legal pack and bidding facilities.

ENTRANCE LEVEL

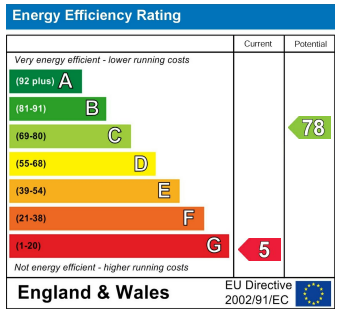


FIRST FLOOR



Total area: approx. 1143 sq.ft (106.19 sq.m)

This plan is for guidance only. Not drawn to scale unless stated. Windows and door openings are approximate.



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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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