

66 West End · Redruth · Cornwall · TR15 2SQ

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**BILL  
BANNISTER**

Sales & Lettings

**AUCTION**



**43 Clinton Road**

Redruth, TR15 2LW

**Auction Guide £295,000**



# 43 Clinton Road

Redruth, TR15 2LW

**Auction Guide £295,000**



A large and imposing attached two storey property configured as five-self-contained one-bedroom flats and being located in one of Redruth's more favoured residential areas. The property, which enjoys gardens and garage/parking to the rear, is fully let on assured shorthold tenancies, with an income per annum of circa £34,500 and such will appealing to lettings investors on the lookout for an oven-ready lettings vehicle.

## ACCOMMODATION

### GROUND FLOOR

Reception porch, hallway, private flat entrances and stairs leading to first floor. FLAT 1: Kitchen, living room, utility room, bedroom, shower room/WC with private garden area; FLAT 4: Accessed from the rear kitchen, utility area, bed/living room, shower room/WC with private garden area; FLAT 5: Accessed from the rear, kitchen/living room, bedroom and shower room/WC with private garden area.

### FIRST FLOOR

Landing: FLAT 2: Lobby, kitchen, living room, bedroom, bathroom/WC; FLAT 3: Kitchen, living room, bedroom with shower room/WC, cloakroom/WC.

### OUTSIDE

Gardens to front and side and a detached garage located to the rear of the property.

### TENURE

Freehold subject to tenancies.

## TENANCY INFORMATION

FLAT 1: Let on an assured short hold tenancy basis with rents reserved of £600pcm.

FLAT 2: Let on an assured short hold tenancy basis with rents reserved of £650pcm.

FLAT 3: Let on an assured short hold tenancy basis with rents reserved of £600pcm.

FLAT 4: Let on an assured short hold tenancy basis with rents reserved of £425pcm.

FLAT 5: Let on an assured short hold tenancy basis with rents reserved of £600pcm.

## EPC

Rating: Flat 1 - D, Flat 2 - E, Flat 3 - C, Flat 4 - D, Flat 5 - D

## WHAT3WORDS

///metro.curry.conqueror

## MOBILE & BROADBAND COVERAGE

Broadband: Ultrafast available

Mobile: Good outside, variable inside.

## AUCTIONEER'S NOTE:

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

Please note some of these photographs are prior to tenants' occupation and therefore are for illustrative purposes only. Buyers are advised to internally inspect the property to verify the current condition of each flat.

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!



## Road Map



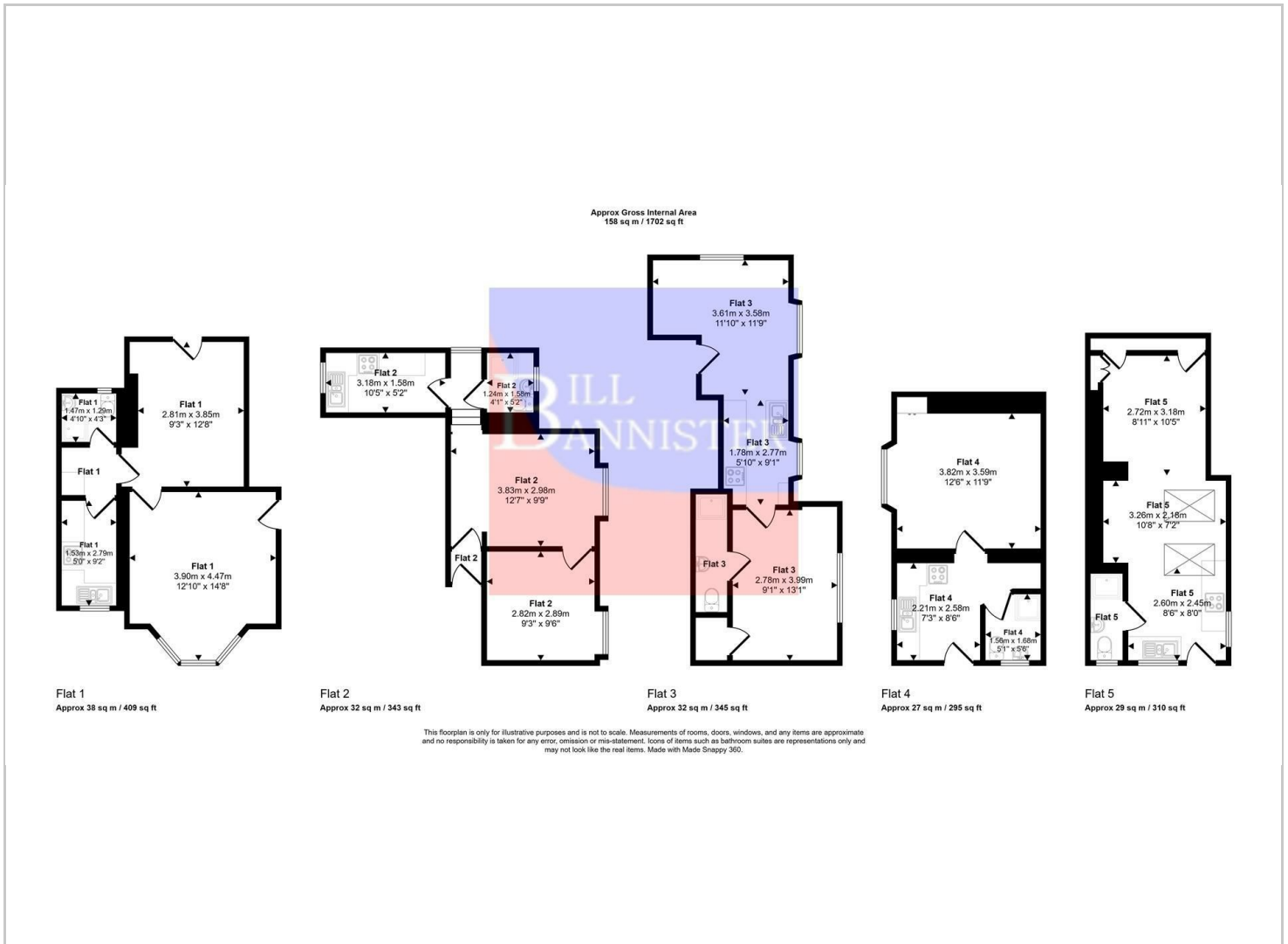
## Hybrid Map



## Terrain Map



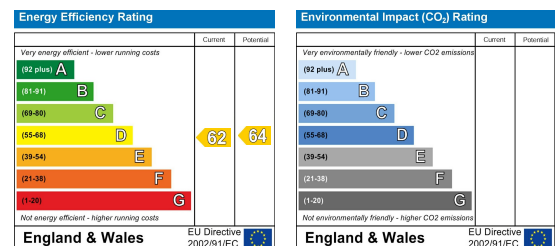
## Floor Plan



## Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.