



**1 St Leonards Road, Lanstephan,
Launceston, Cornwall, PL15 8LQ**

Auction Guide Price £100,000 to £125,000 Freehold





An opportunity to purchase an end-terrace house in need of total refurbishment

- Sale by Public Auction– 28th April 2026 (unless sold prior)
 - In Need of Renovation
 - 3 Bedrooms
 - Lounge/Dining Room
 - Kitchen & Utility Room
 - Bathroom & Separate WC
 - Gardens
 - EPC G & Council Tax B

METHOD OF SALE The property is to be sold by Public Auction (unless sold prior) on Tuesday 28 April at 6pm at The Guild Hall, Launceston, Cornwall, PL15 7AR. The property will be sold subject to an undisclosed reserve, and the vendor reserves the right for the Auctioneer to bid in the usual way on their behalf up to the reserve.

The winning bidder will need to deposit 10% of the purchase price (or a minimum fee of £5,000 whichever is the greater) on the date of the Auction. The deposit must be paid to DJR Estate Agents & Auctioneers as the acting Auctioneer and can only be paid in the form of a cheque or bank transfer. Completion will take place 28 days later (or earlier by mutual agreement). Failure to complete will constitute a breach of contract.

All buyers must register with the Auctioneers prior to or on the day of the Auction. 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 an auction, therefore the bidder will be required to provide 2 forms of identification at the Auction, a photo ID (passport or driving licence) and proof of address (recent utility bill or bank statement dated within the last 3 months, not a mobile phone bill). If the property is being purchased through a business, we will need to see proof of the company's registration through Companies House and ID for all Directors.

SITUATION Located in an established residential area on the edge of Launceston town, approximately ½ a mile from Spar and Homeleigh Garden Centre. Launceston offers a comprehensive range of amenities including supermarkets, doctors', dentists' and veterinary surgeries, together with educational facilities, numerous sporting clubs and a testing 18-hole golf course within ½ mile.

DESCRIPTION An end-terrace ex-local authority property, believed to have been built in the 1970's,



which is in need of renovation and has scope for an extension (subject to planning).

The accommodation is illustrated on the floorplan and briefly comprises: door into entrance hall with stairs to first floor and doors into the utility room, the dual aspect lounge/dining room and kitchen with window overlooking the rear garden, base and wall mounted units, sink, electric cooker point, larder cupboard and external door giving access to the rear garden.

The first floor offers a landing with doors to three bedrooms, separate WC, bathroom comprising of a bath, sink and cupboard housing the water tank.

OUTSIDE To the front, is a lawned area with a low-level boundary wall to one side and a central concrete path with steps down to the front entrance. There is an opportunity to create an off-road parking space to the

front, subject to the gaining of any necessary planning consent.

The garden continues to the side of the property with a lawned area with mature trees and shrubs. The rear lawned garden is south facing and offers a degree of privacy, again with mature trees. The garden's perimeter is defined by concrete walling and timber fencing, bordering a neighbouring green space and children's play park, making it an ideal spot for families.

VENDOR'S SOLICITORS WBW Solicitors, Westgate, Launceston, Cornwall, PL15 9AD. Tel: 01566 772451. Email: mariemoore@wbw.co.uk

LEGAL PACK An auction pack will be available to view at DJR Estate Agents or contact WBW Solicitors, who will be able to send out the auction pack electronically.

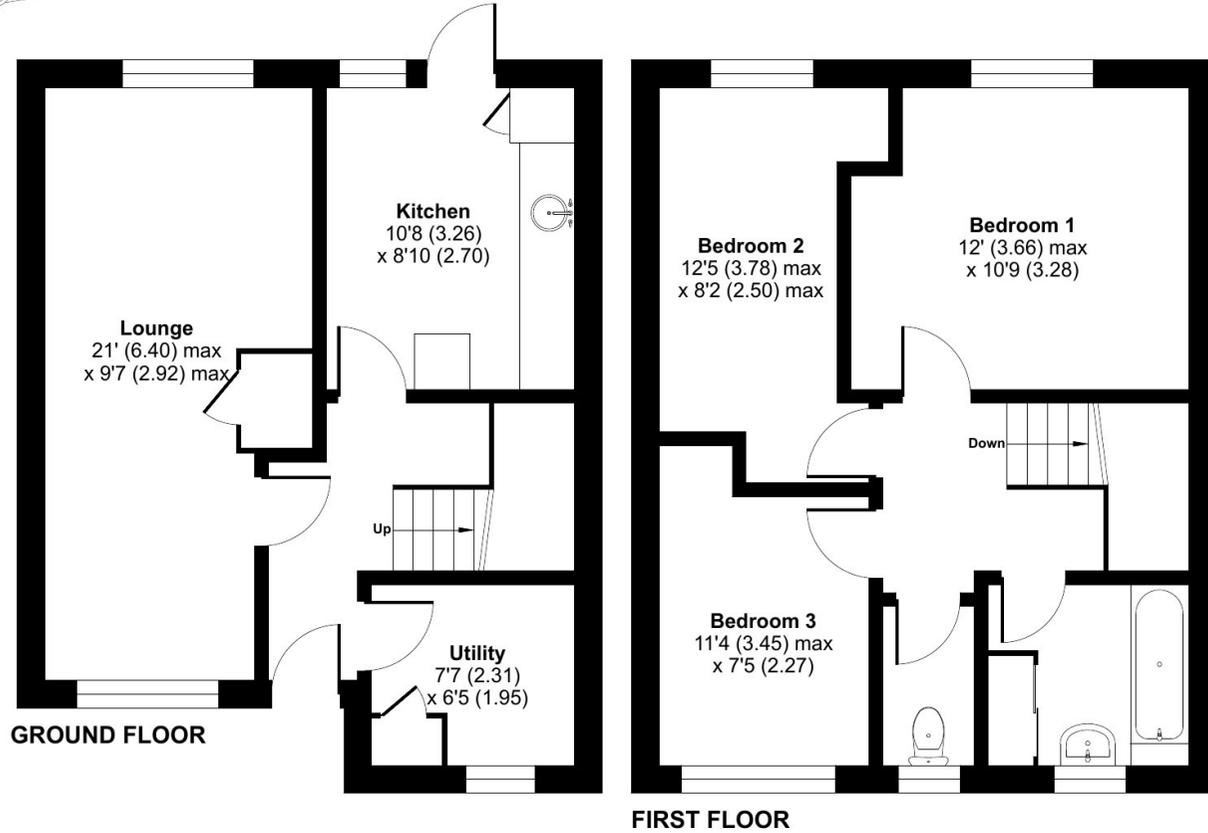
It is the purchaser's responsibility to inspect the legal pack, make all necessary enquiries, take legal advice and conduct any surveys prior to the auction date.

SERVICES Mains water, electricity & drainage. Council tax band B. Full EPC available on request. For Broadband connection and mobile coverage: visit Ofcom website. Please note the Agents have not tested or inspected these services.

VIEWINGS Block viewings will take place strictly by prior appointment with the Auctioneers, DJR Estate Agents and Auctioneers. Please contact the office for dates and times.

DIRECTIONS
Sat Nav: PL15 8LQ
What3Words: ///tint.poems.reaction

Approximate Area = 874 sq ft / 81.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1424536



For more information or to arrange a viewing, please contact us:

T: 01566 777888 | E: sales@djrestateagents.co.uk | W: www.djrestateagents.co.uk



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