



10 Pendruccombe Court, Tavistock Road

Launceston | Cornwall



Town • Country • Coast



FOR SALE BY ONLINE AUCTION, STARTING BID £90,000

A 2 bedroom retirement apartment situated in a popular location on the edge of the town with lovely far reaching views at the rear. The property is situated in a purpose built block for residents over the age of 55 and there is no onward chain.

Entrance to the building is via a locked security door into a communal hallway and stairs lead to the property in question or there is a communal lift in the building. The property itself has an entrance hallway with useful cloaks/airing cupboard. There is a kitchen with a range of fitted wall and base units with a rear aspect window taking full advantage of the great views and space for appliances. The living room is a generous sized dual aspect room and there are some lovely country views from the double doors with Juliette balcony at the rear. There are 2 spacious bedrooms and many of the residents use the second bedroom as a dining room or games room alongside the bathroom.

The property has a security intercom entry system and is offered for sale with communal parking available.



Situation

Launceston is an ancient town steeped in History with the imposing Launceston castle overlooking the town and surrounding area. Referred to as 'the gateway to Cornwall' Launceston is centred one mile west of the River Tamar, which constitutes almost the entire border between the Cornish peninsula and Devon, the A30 is ideally located on the fringe of Launceston connecting to the rest of Cornwall with great access to the beautiful Coastline alongside the City's of Plymouth and Exeter in the other direction. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S Food and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

Directions

The postcode for the property is PL15 9HF. What Three Words 'stance.metro.merely' will take you to the property. The property can be found on the outskirts of town on Tavistock Road, set back behind Pendrucombe House just after the double roundabout near to Tesco.

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Entrance Hallway
With Airing Cupboard

Kitchen
11'2" x 7'7" (3.41m x 2.33m)

Living Room
16'6" x 11'5" (5.05m x 3.48m)

Bedroom 1
12'9" x 11'5" (3.89m x 3.48m)

Bedroom 2
11'1" x 9'1" (3.40m x 2.77m)

Bathroom
7'3" x 6'4" max (2.23m x 1.94m max)

Services
Mains Electricity, Water & Drainage.
Electric Storage Heating.
Council Tax Band C.

Agent Note
The property lease expires in 2989.
The current service charge is £1606 per annum.
No pets are allowed on the lease.

Auction notes
Auctioneers Additional Comments

Pattinson Auction are referred to as The Auctioneer. This auction lot is being sold by either conditional (Modern) or unconditional (Traditional) auction terms and overseen by The Auctioneer. The method of auction sale and the applicable terms and conditions are found on the lot page of this property on The Auctioneers website. The property is available to view strictly by appointment only via any Marketing Agent or The Auctioneer. Please be aware that any enquiry, bid or viewing of the subject property will require your details to be shared between any marketing agent and The Auctioneer so that matters can be dealt with effectively. The property is being sold via a transparent online auction. To submit a bid, all bidders must adhere to a verification of identity process in line with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Auctioneers Additional Comments

The advertised price is commonly referred to as a Starting Bid or Guide Price and is accompanied by a Reserve Price. The Reserve Price is confidential to the seller and The Auctioneer and will typically be within a range above or below 10% of the Guide Price or Starting Bid. These prices are subject to change. An auction can be closed at any time, with The Auctioneer permitting the property (the lot) to be sold prior to the end of the auction. A Legal Pack associated with this property is available to view upon request and contains details relevant to the legal documentation, enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers obligations and sellers commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price. The deposit will form part of the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum fee which could be up to 7,200 inc VAT) is also payable upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price, and consideration should be given by the purchaser to any Stamp Duty Land Tax liability associated with the overall purchase costs. Both the Marketing Agent and The Auctioneer may consider it necessary or beneficial to pass customer details to third-party service suppliers, from whom a referral fee may be received. There is no requirement or obligation to use any recommended suppliers or services. We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



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