



Eastholme, Main Road, Ashton,  
Helston, Cornwall, TR13 9SD

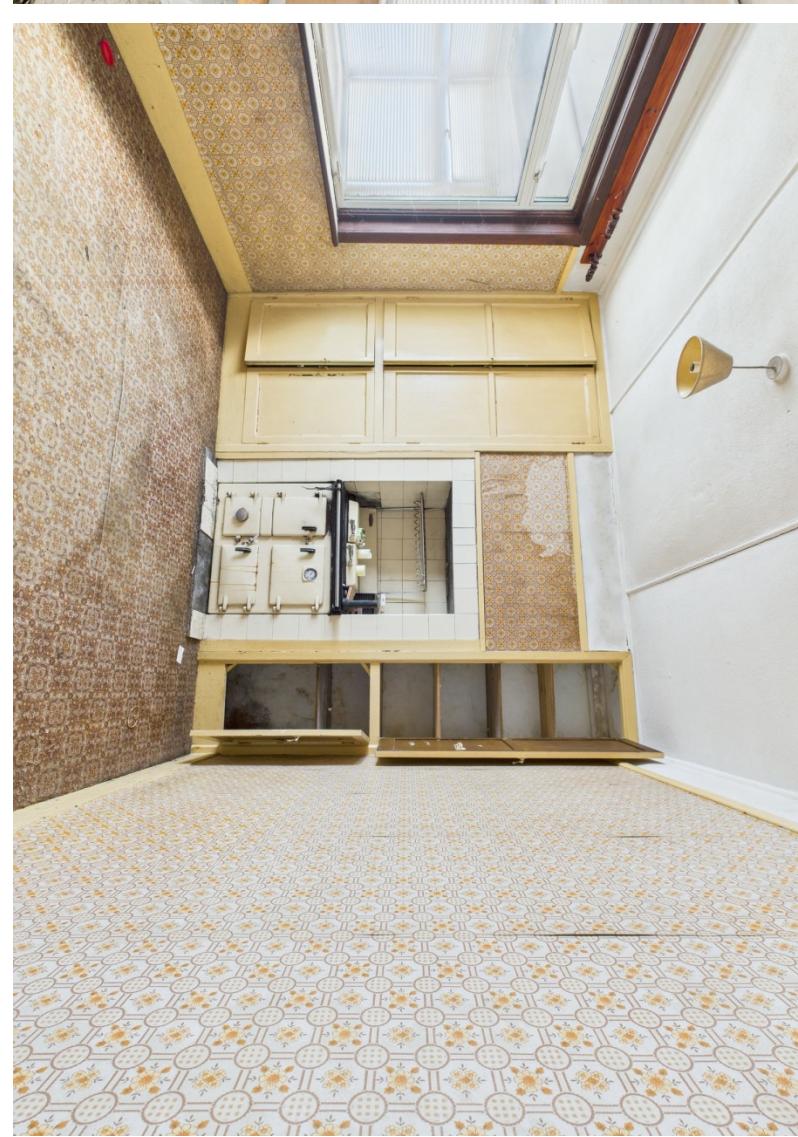
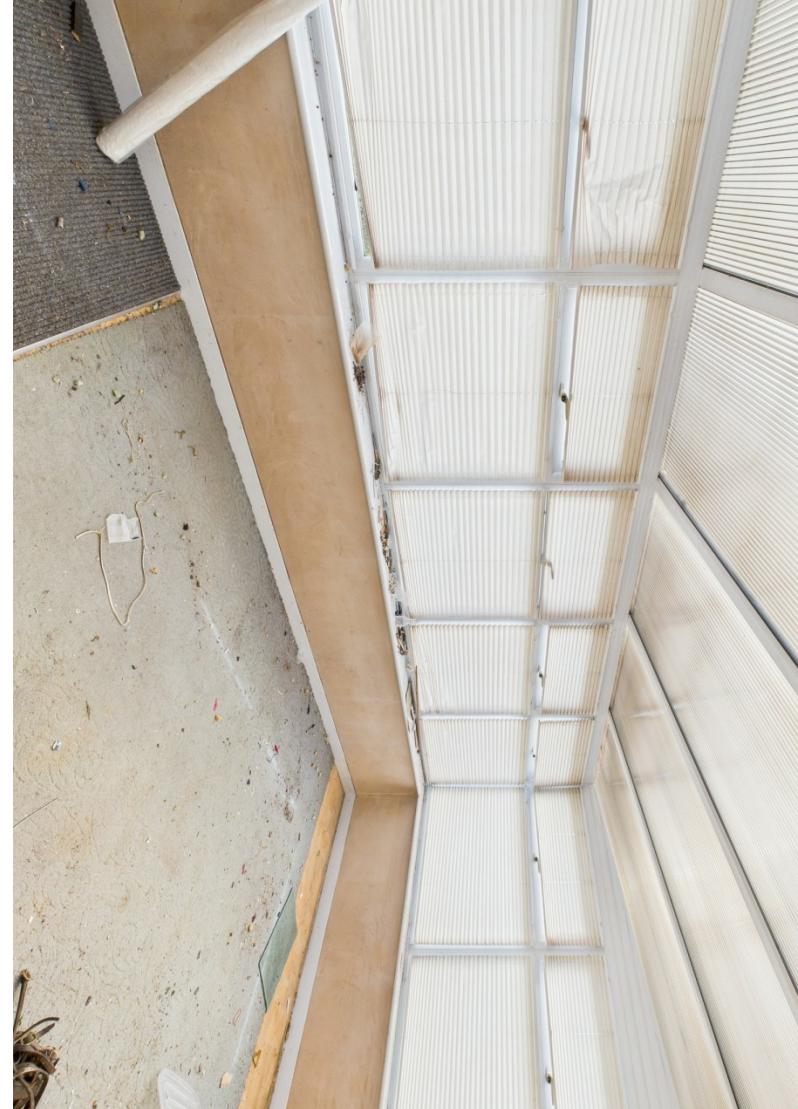




# Guide Only 0.5 Acre







**EASTHOLME, MAIN ROAD, ASHTON, HELSTON, CORNWALL, TR13 9SD**

**STARTING BID £350,000 FREEHOLD**

**\* WWW. IAMSOLD.CO.UK \* AUCTION END DATE 1st APRIL 2026 \***

**\* THREE BEDROOMS \* GARAGE \* PARKING \* GARDENS \***

**\* TWO AREAS OF ADJOINING LAND PERFECT FOR DEVELOPMENT SUBJECT TO NECESSARY**

**PLANNING PERMISSION \***

**\* EPC = F \* COUNCIL TAX BAND = C \* APPROXIMATELY 104 SQUARE METRES \***

Offered for sale by the modern method of auction is this three bedroom detached dormer bungalow, which is in need of total renovation or demolition. The bungalow is situated within a large parcel of land which, subject to any necessary planning permissions, could be developed into multiple units. The property itself enjoys two bedrooms on the first floor, one bedroom on the ground floor, lounge, separate dining room, kitchen and bathroom with conservatory to the rear. Gardens to both the front and rear, lead to driveway with detached garage. Auction end date 1st April 2026 at 1pm.

\* Please note that the modern method of auction allows the buyer 28 days to exchange and a further 28 to complete, allowing the buyer to arrange finance if needed.

Double glazed door into:

**PORCH:** Double glazed to two sides, half glazed door with side panels into:

**HALLWAY:** 10' 2" x 5' 9" (3.10m x 1.75m) Knight storage heater, stairs rising.

**BEDROOM ONE:** 11' 10" x 11' 8" (3.61m x 3.56m) Double glazed to front, knight storage heater.

**LOUNGE:** 13' 9" x 11' 10" (4.19m x 3.61m) Double glazed to front, tiled fireplace to one wall.

Door from main hallway to:

**REAR HALLWAY:** 11' 11" x 2' 7" (3.63m x 0.79m) Understairs storage cupboard, knight storage heater.

**KITCHEN:** 11' 6" x 8' 8" (3.51m x 2.64m) Double glazed window to side and rear, kitchen units with worksurfaces over, single drainer stainless steel sink unit, electric cooker point.

**SHOWER ROOM** 7' 10" x 5' 8" (2.39m x 1.73m) Double glazed window to rear, shower cubicle, pedestal wash hand basin, WC.

**DINING ROOM:** 10' 2" x 9' 10" (3.10m x 3.00m) Rayburn to one wall with cupboards to either side, one housing hot water tank, night storage heater, double glazed to rear.

**CONSERVATORY:** 15' 1" x 7' 5" (4.60m x 2.26m) Double glazed to three sides, polycarbonate roof, patio doors to rear garden.

**FIRST FLOOR LANDING:** Cupboard.

**BEDROOM TWO:** 15' 0" x 11' 9" (4.57m x 3.58m) Two double glazed windows to side, eave storage.

**BEDROOM THREE:** 11' 10" x 11' 9" (3.61m x 3.58m) Two double glazed windows to side, eave storage, night storage heater.

**OUTSIDE:** Driveway to the side of the property with parking for several vehicles leading to the garage. Front and rear garden (at present fully overgrown) with two areas of adjoining land (perfect for developments, subject to necessary permissions).

**SERVICES:** Mains water, electricity and drainage.

**DIRECTIONS:** Via "What3Words" app: //fraction.munch.holdings

**AGENTS NOTE:** We understand from Openreach website that Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for O2 which was good. The property is constructed of block under a slate roof.

**AUCTIONEERS COMMENT:** This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A buyer Information Pack is provided, which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

**MARSHALL'S PARK LANE OFFICE:** 0207 0791476

**LOCAL AUTHORITY:** Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

**ANTI MONEY LAUNDERING REGULATIONS:** It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

**PROOF OF FINANCE:** Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778