



18 Raymond Road,
Redruth

LODGE & THOMAS
ESTABLISHED 1892

18 Raymond Road,
Redruth, Cornwall TR15 2HD

For Sale by Public Online Auction
Closing Date: TBC

Guide Price - £140,000 Freehold

An appealing townhouse, requiring structural repair, featuring a generous garden, detached garage and vacant possession.

- Stone fronted townhouse
- 3 bedrooms and 2 reception rooms
- Refitted bathroom and downstairs wc
- Gas central heating and uPVC double glazing
- Large level garden
- Garage / workshop
- CASH BUYERS ONLY

The Property

A characterful family home that has benefitted from some updating but is in need of structural repair, following a survey that highlighted movement in the extension to the rear of the property. For this reason, the property is considered to be unmortgageable.



EPC C Council Tax Band: A

Services

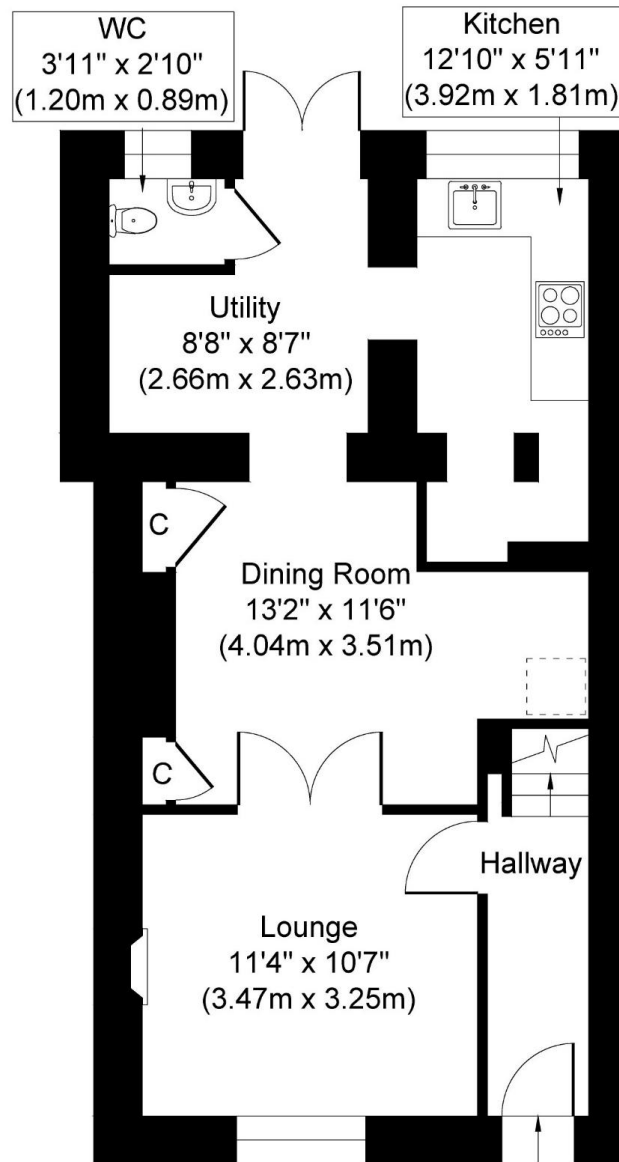
Mains electricity, gas, water and drainage are connected to the property. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

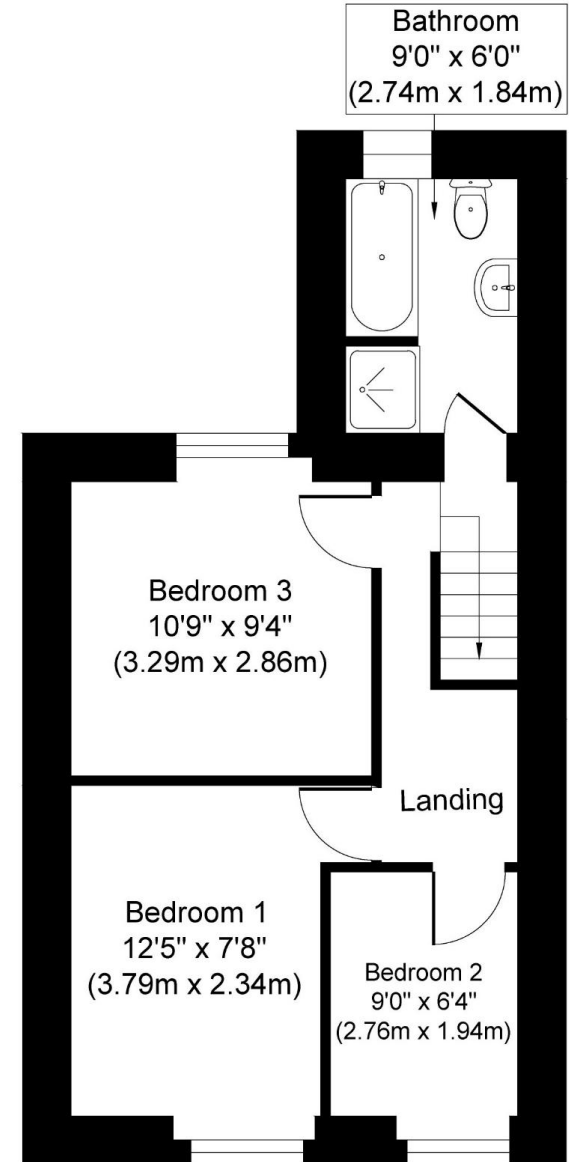
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



Ground Floor
Approximate Floor Area
491 sq. ft
(45.64 sq. m)



First Floor
Approximate Floor Area
401 sq. ft
(37.28 sq. m)

Location

The property is conveniently situated within a short walk of the town centre, away from main roads. The railway station is within a few minutes walk, along with bus services that connect with Truro and Falmouth. Redruth has a wide range of shopping, schooling and health facilities, and is located just off the A30, making it an ideal location for regular commuting.

Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas

Tel: 01872 272722

Email: property@lodgeandthomas.co.uk

Directions:

From the railway station in the centre of Redruth, proceed down the hill and follow the road around to the left, under the bridge and into Bond Street. Take the second left into Heanton Terrace and at the top of the road continue straight forward onto Raymond Road. The property for sale will be found a short way further along on the left hand side identified by a Lodge & Thomas for sale board.

[what3words///removals.thinkers.ants](https://www.what3words.com/removals.thinkers.ants)



GENERAL CONDITIONS OF SALE

Our online Auction partners are Bamboo Auctions – www.bambooauctions.com

Special Condition of Sale

The buyer will be required to reimburse the sellers the cost of the Auction Pack.

Method of Sale

The property will be offered for sale by Online Traditional Auction. The Vendor reserves the right to withdraw or alter the property prior to the auction end date. The bidding page will be found on the Lodge & Thomas website under 'Sales' – 'Online Property Auctions'.

Auction Legal Pack and Special Conditions of Sale

This will be available to download from our auction partners' website free of charge to those who have registered. It is the Purchaser's responsibility to make all necessary enquiries prior to the auction and we strongly recommend purchasers instruct a solicitor to assist. It will be the purchasers' responsibility to reimburse the vendors costs for the provision of the Legal Pack on sale.

Completion Date

Normally up to 28 days or sooner following exchange of contracts.

Buyer's and Administrative Fees

It is free to register to bid. The Purchaser(s) will be required to pay £4,000 on 'the drop of the hammer'. This Buyer's fee is inclusive of VAT and is retained by Lodge & Thomas/Bamboo Auctions as a contribution toward the online platform costs. The purchaser will be required to pay the 10% contract deposit monies within 24 hours of the auction via their solicitor to the Vendors solicitor.

Definition of Auction Guide and Reserve Price

Guide price(s) is an indication of the Seller's expectations. Reserve price(s) is a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range. Guide prices and Reserve prices may change at any time prior to the auction.

Anti-money Laundering Act 2007 Under current Money Laundering Regulations 2007 it is a legal requirement for Estate Agents and Solicitors to perform due diligence checks to any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sale site and complete the ID checks. There is no charge for registration.

Vendors Solicitors: Alister Pilling Solicitors, 45 Cross Street, Camborne, Cornwall TR14 8ET. Tel: 01209 613800



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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

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