



# 4 Fairfax Place

Launceston, Cornwall, PL15 7BN

KIVELLS



# 4 Fairfax Place

Launceston, Cornwall, PL15 7BN

£ 99,950 Guide Price

For sale by public auction on Wednesday 2nd September at 7pm at Lifton Strawberry Fields, Lifton, Devon, PL16 0DH

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Two bedroom end of terrace house

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Accommodation spread across three floors

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Bursting with huge potential throughout

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Large rear garden

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Within walking distance to local amenities

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Fantastic investment opportunity

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EPC— E

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## Situation

The property is positioned within walking distance of the many facilities nearby and conveniently placed for the secondary school, Coronation park and town centre. Launceston is an historic market town, situated in North Cornwall and right on the Cornwall / Devon border offering good access to the north coast, including numerous beaches and towns including Bude, Widemouth Bay and Crackington Haven. 4 miles to the south is the Tamar Valley, an Area of Outstanding Natural Beauty (AONB) starting at Greystone bridge. It sits astride the A30 dual carriageway spine road for Cornwall and Devon, literally 5 minutes away, providing a superb balance of travel distance to all parts of the two counties.

The town is brimming with history, as Cornwall's ancient capital, with many historic buildings and several churches, has a rich architectural heritage and is famous for its Castle which dates back to medieval times and dominates the landscape. Plymouth is within easy reach at approximately 26 miles, whilst Truro is approximately 47 miles and Exeter 41 miles. The nearest train stations can be found in Gunnislake and Liskeard, being approximately 13 and 15 miles respectively from Launceston.



Deceptively spacious end-terraced property in need of renovation and refurbishment throughout.

The property offers spacious accommodation over three floors comprising of potential kitchen / breakfast room on the lower ground floor, dining room and sitting room on the first floor with two bedrooms and family bathroom on the second floor.

At the rear of there is a garden which requires significant landscaping. There is one potential parking space at the side of the property. However, the neighbouring properties (Nos. 1-3) have a right of way over this area to access their rear gardens. As a result, any vehicle parked in this space must not obstruct their access.



## Accommodation

### ENTRANCE HALLWAY

Stairs rising to first floor. Door into:-

### LIVING / DINING ROOM

Windows to the front and rear elevations. Stairs to lower ground floor.

### KITCHEN / BREAKFAST ROOM

Base units and work surface. Boiler.

### FIRST FLOOR LANDING

Doors leading to all first floor rooms.

### BEDROOM TWO

Window to the rear elevation with countryside views.

### BEDROOM ONE

Window to the front elevation.

### BATHROOM

Obscure window to the front elevation. Panel enclosed bath with shower above, low level W.C. and pedestal wash hand basin.

## Outside

At the back of the property there is a spacious garden requiring significant landscaping. It includes two detached garden sheds.

Additionally, there is a Right of Access across the rear of the property, granting

neighbouring terrace properties access to their gardens.

There is one potential parking space at the side of the property. However, the neighbouring properties (Nos. 1-3) have a right of way over this area to access their rear gardens. As a result, any vehicle parked in this space must not obstruct their access.

## Agents Note

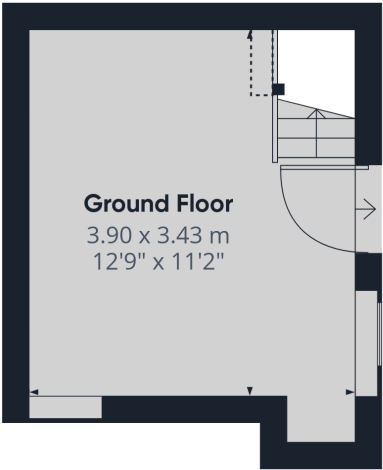
Please note that there is a right of way over the garden for access to the neighbouring properties.

Please refer back to the Auction Pack regarding the survey report on the rear wall of the property.

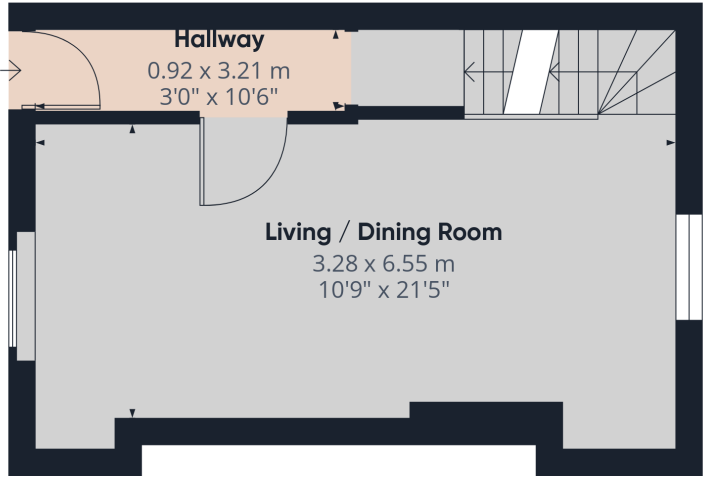




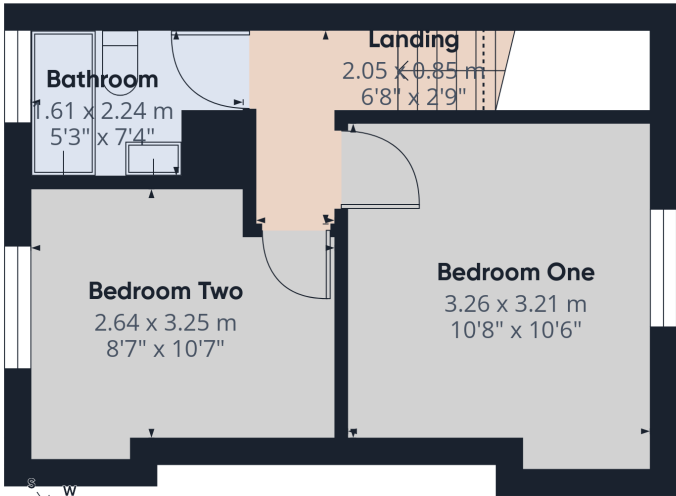
Floor plan



Floor -1



Floor 0



Floor 1

Floor plan for identification purposes only, not to scale



Approximate total area<sup>(1)</sup>

67.4 m<sup>2</sup>  
725 ft<sup>2</sup>

Reduced headroom

0.2 m<sup>2</sup>  
2 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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#### Registration

Please note ALL BIDDERS, including Kivells existing clients, will need to register with Kivells on the night of the auction in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (the "Regulations") – as of 26<sup>th</sup> June 2017.

Bidders will be required to provide one form of government issued photographic identity and a utility bill addressed to them at their home address, dated within 3 months of the date of the auction. Failure to do this, may prejudice your ability to bid on the night.

#### Online Bidding

Online bidding registration will be available 10 days before each auction and all bidders must register at least 48 hours prior to the auction. For further information, please visit or contact your local Kivells office.

#### Buyer's Administration Fee

All successful buyers at Kivells' Property Auctions should note that on exchange of contracts, a Buyer's Administration Fee of £2,000 plus VAT (Total: £2,400 inc VAT) is payable to Kivells on the night of the auction. This fee can be paid by either bank transfer, personal cheque or debit card. Please note if the lot is sold prior to auction, or afterwards, these fee's remain payable. There are no discounts for multiple lots purchased and you must consider this when bidding/offering prior.

All interested buyer's are advised to review the Auction Legal Pack prior to bidding, this can be obtained from Kivells website and is free to download. Any fees that are owed in addition to the buyer's administration fee will be included within the legal pack.

#### Solicitor

Chartahouse Conveyancing Ltd, 10 Mannamead Road, Mutley, Plymouth, PL4 7AA. For the attention of Peter Hawkins. Tel: 0175 267 1670.

#### Auction Payment

At the fall of the gavel the contract is legally binding and a 10% deposit (subject to a minimum fee of £5,000) will be required to be paid by the successful bidder. The deposit has to be paid to Kivells as auctioneers and can only be paid in the form of a cheque or bank transfer. This deposit is also payable for all lots that are sold prior to auction.

ALL bidders must only bid if they can make this payment. Cheques must be drawn on a bank or branch of a bank in the United Kingdom, any other cheques may be rejected and it will be the responsibility of the purchaser to ensure they have the correct method of payment available at each auction.

#### Local Authority

Cornwall Council, Chy Trevail, Beacon Technology Park, Bodmin, Cornwall PL31 2FR.

#### Easements, Wayleaves, Rights of Way

The property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property.

#### Boundaries

Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the

ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendor's agent whose decision acting as experts shall be final.

#### Plan of the Land

The plan is based on ordnance survey extracts, and the areas are not guaranteed. Purchasers must satisfy themselves as to their accuracy.

#### Guide Prices

Guide prices given are indications within 10% upwards or downwards of where the reserve price may be set at the time of going to print. Please note they are not an indication of the anticipated sale price or a valuation. The reserve price is the minimum price at which the property can be sold, both the guide price and reserve price may be subject to change up to and including the day of the auction.

Please note that all prices listed, whether prior to or post auction, are subject to contract. The Auctioneers and sellers accept no responsibility for any loss, cost or damage that a buyer may incur as a result of relying on any guide price. It is the buyer's responsibility to decide how much they should bid for any lot. Please check with us for regular updates as guide prices are subject to change prior to the auction.

The guide price does not include the buyer's fee charged by the auctioneer or VAT which may apply to the sale or other amounts the seller may charge.

The seller's Special Conditions of Sale will state whether there are other seller's charges and whether the seller has elected to charge VAT on the sale price.

## Services

Mains water, electricity, gas and drainage.

## Agents Note

Please note there is spray foam in the loft.



EE Rating - E



Council tax band - A



Directions

What3Words - flaked.venues.paddlers



Virtual Tour - available on request

## Viewings strictly by appointment only

Please ring **01566 777 777** to view this property and check availability before incurring travel time/ costs. Full details of all our properties are available on our website [www.kivells.com](http://www.kivells.com).

## Disclaimer

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