

Lot 133

Cottage For Upating With Garage And Garden

Auction Date:
26th March 2026

📍 Mrs Joes Cottage, Tremethick Cross, Penzance, Cornwall, TR20 8TX

GUIDE PRICE

£100,000+ + FEES



Scan the QR code to view the property online



CATEGORY

🏠 Vacant Residential

TENURE

🏠 Freehold

BEDROOMS

🛏 x 2

BATHROOMS

🚿 x 1

Situated just off the A3071 is this traditional character two-bedroom cottage including an attached garage, communal off-road parking and a good sized detached garden.

Mrs Joes Cottage now requires a complete course of improvement works both internally and externally, and would make a lovely home or rental investment post works.

GROUND FLOOR

Entrance hall, living room and kitchen/dining room.

FIRST FLOOR

Two bedrooms and large bathroom.

OUTSIDE

The property benefits from an attached single garage and shares communal parking with the neighbouring properties. There is a good sized garden requiring formalisation.

EPC RATING G

COUNCIL TAX BAND B

FREEHOLD WITH VACANT POSSESSION



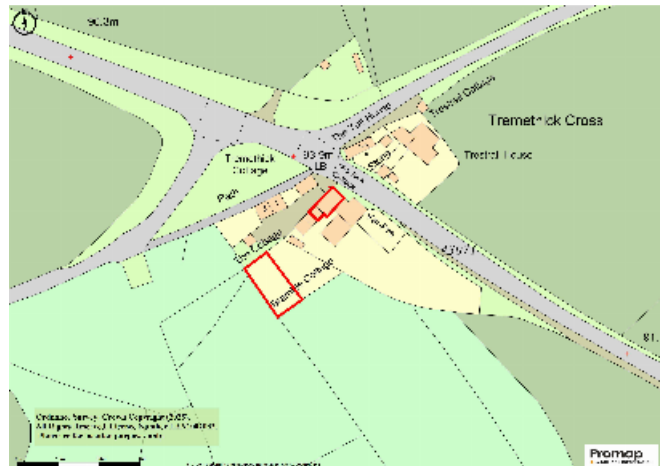
Katie Semmens/Steve Appleby
on [01392 366555](tel:01392366555)

Joint Agents



Andrew Exelby Estate Agents
[01736 697 414](tel:01736697414)

Additional Pictures



Important

All lots are sold subject to the legal documentation which includes the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum, which will be available on Auction Day.

* Price Information

Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the Lot during the Auction).

We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Please check our website regularly at cliveemson.co.uk, or contact us on 01622 608400, in order to stay fully informed with the up-to-date information.

Additional Fees

An Administration fee and Other non-optional fees may also be payable in addition to the bid price. All lots are offered subject to the Common Auction Conditions and Special Conditions of Sale or Revised Special Conditions of Sale (as applicable) and may include the repayment of search and other fees and or costs payable by the buyer.

All buyers are advised to inspect all available legal documentation prior to bidding and will be deemed to fully understand what they may be liable for if they are successful in purchasing. This should also include Stamp Duty, Land Registry fees and VAT which may become payable on completion in line with any property transaction, whether it is by auction or private treaty. If, as a buyer, you are in doubt you should seek advice from your own professional advisors. For more information on fees please go to [Buyers Fees](#)