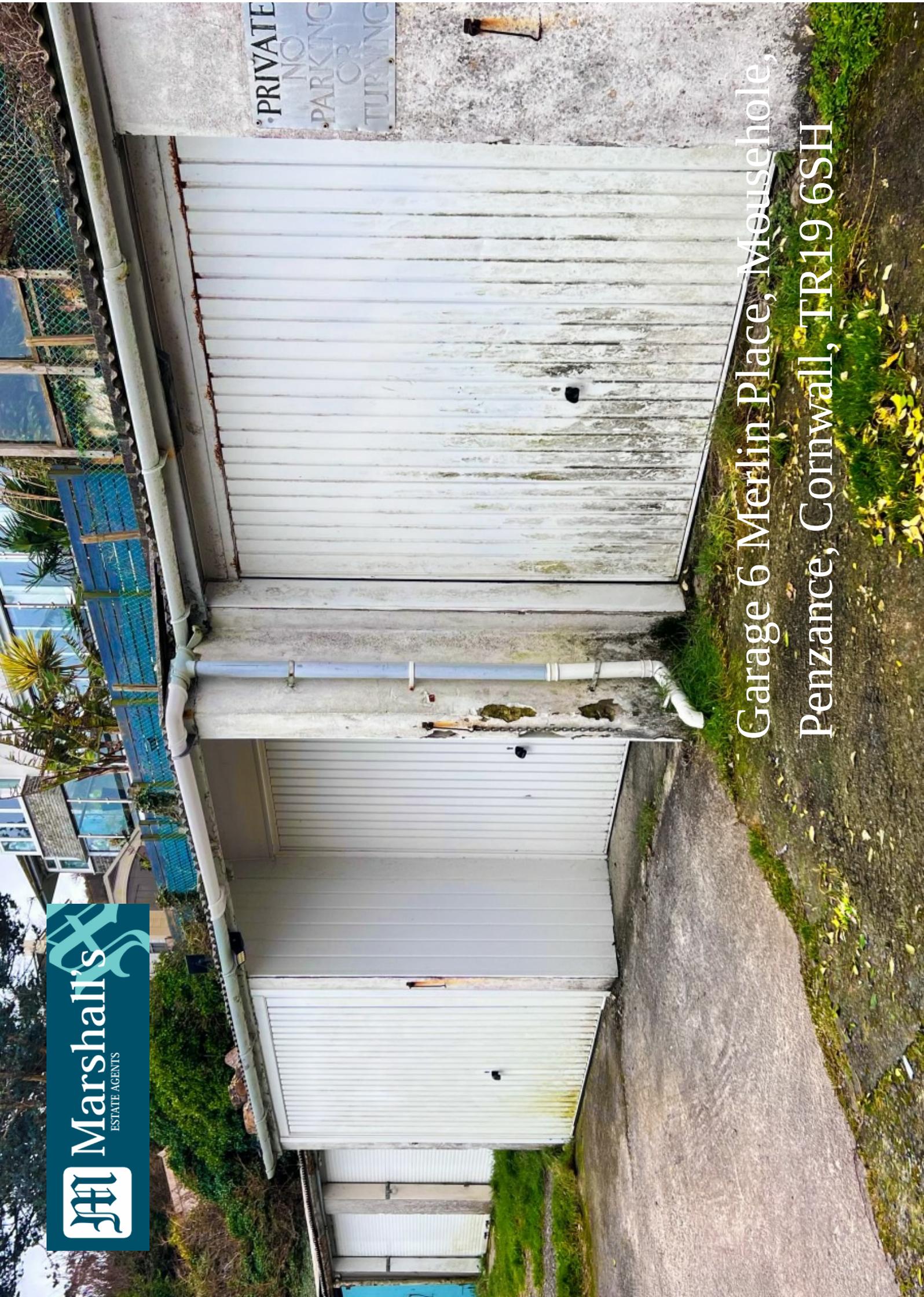




Marshall's
ESTATE AGENTS



PRIVATE
NO
PARKING
OR
TURNING

Garage 6 Merlin Place, Mousehole,
Penzance, Cornwall, TR19 6SH

GARAGE 6 MERLIN PLACE, MOUSEHOLE, PENZANCE, CORNWALL, TR19 6SH

STARTING BID £45,000 FREEHOLD

*** IAMSOLD.CO.UK ***

*** AUCTION ENDS 30TH MARCH AT 2PM ***

*** BLOCK BUILT GARAGE IN A BLOCK ***

A block-built garage, located within a block in the centre of the popular fishing village of Mousehole, being a rare opportunity given the high demand for parking in the village, is being sold through the modern method of auction. The auction will end 30th March at 2pm.

Please note that the modern method of auction allows the buyer 28 days to exchange and an additional 28 days to complete the purchase, providing time for the buyer to arrange financing.

GARAGE DOOR: Up and over metal door. 6' 9" ft wide and 6' 2" ft high. Note: the lock needs attention.

INTERNAL MEASUREMENTS: 16ft x 8ft internal measurements, The roof is sloping 10' 6" ft at highest point down to 7' 7" ft

CONSTRUCTION: Block built with metal up and over door under a corrugated roof.

AUCTIONEERS COMMENT: This garage 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



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