



1 Park View



Launceston 3.8 miles - Tavistock 10.2 miles - Okehampton 16.4 miles

A 2 bedroom house in need of refurbishment in a fantastic village position with rear courtyard

- Auction Guide: £125,000 - 150,000
- Potential to Improve and Modernise
- Ideal Project/Investment Opportunity
- 2 Bedroom House
- Enclosed Rear Courtyard
- Ideal First Time Buyers
- Fantastic Village Position
- Close to Village Amenities
- Tenure: Freehold
- Council Tax Band: A

Auction Guide Price - £125,000 - £150,000

METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is 14th May 2025 at 16:30. The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The property can be accessed via our website - stags.co.uk on the Auction Page.

SITUATION

The property is situated in the heart of the thriving Devonshire village, Lifton. Renowned for its convenient location on the edge of Dartmoor and only a short distance from the A30, Lifton is a highly sought-after village, with a wide range of day-to-day facilities including a well respected Primary School, Doctor's Surgery, Village Shop, Post Office and a number of Pubs and restaurants including The Arundell Hotel. The historic market town of Launceston is less than 5 miles away with a wide range of amenities and facilities, whilst the A30 trunk road which connects the Cathedral cities of Truro and Exeter.

DESCRIPTION

A 2 bedroom end of terrace house with great potential ideal for investors and first-time buyers alike. Originally dating back to 1866 and constructed of stone and slate, the property offers charm throughout with an enclosed rear courtyard and lockable storage. Situated in the heart of Lifton, the property benefits from a prime location close to local amenities, schools, and transport links.

ACCOMMODATION

A large entrance hall prior to the ground floor hallway with stairs to the first floor. The sitting room is a generous sized living space with original features, such as a fireplace (currently not functional), and room for family-sized furniture. The kitchen/breakfast room has a range of base units with various freestanding appliances including an electric oven, fridge, freezer and washing machine. There is a door to the rear courtyard, space for a small table and chairs and an understairs storage cupboard.

The first floor presents 2 double bedrooms, a large landing with airing cupboard housing the hot water tank and a family bathroom. Although functional, the bathroom would benefit from modernising and the layout could be reconfigured potentially allowing space for a separate shower and bathtub. Although the house is in need of refurbishment, it offers fantastic scope to create a charming home or rental property once works are completed.

OUTSIDE

An enclosed courtyard to the rear with space for a table and chairs and a lockable store. There is a side entrance via a footpath or access from the kitchen. There is on road parking available and in the lay by along the front of the terrace.

SERVICES

Mains electricity, water and drainage. Night storage heating. Broadband: Ultrafast, Superfast and Standard ADSL, Mobile coverage: Voice limited and Data unavailable (Ofcom). Please note the agents have not inspected or tested these services.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

What3words.com - ///dads.voucher.monorail

PROOF OF IDENTITY

Under the Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.

BUYERS & ADMINISTRATION FEES

The successful purchaser(s) will be liable to pay the sum of £5,000. From this a buyer's fee of £2,400 (Inc. VAT) is retained by Stags/Bamboo Auctions as a contribution towards the online platform costs, and £2,600 is payable towards the purchase price. An additional administration fee of £1,200 inc VAT will be payable by the successful purchaser immediately after the auction.

DEPOSIT PAYMENT

The Seller and Buyer agree that the winning Bidder may transfer the remainder of the 10% deposit (less the amounts paid online) within 48 hours of the end of this online auction. Clauses 6.1, 6.2 and 7.1 of the Holding Deposit Agreement shall be read as amended to reflect this accordingly. The remainder of the 10% deposit payment is handled by the buyer's solicitors and must be in their client account 48 hours post exchange. It is essential that you instruct your solicitor in advance of the auction.'

LEGAL PACK

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. Prospective purchasers will need to register with the Bamboo online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation, this will/may contain material information regarding the property, and to consult legal advice prior to bidding.

SOLICITOR ACTING

FAO: Ann-Marie Lock. Coodes Solicitors, Launceston, PL15 9BA. E: Ann-Marie.Lock@coodes.co.uk. T: 01566 770000

COMPLETION DATE

The completion date will be 20 working days post auction.

DEFINITION OF AUCTION AND RESERVE

Guide price is an indication of the seller's expectation. Reserve Price is a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Guide prices may change at any time prior to the auction.

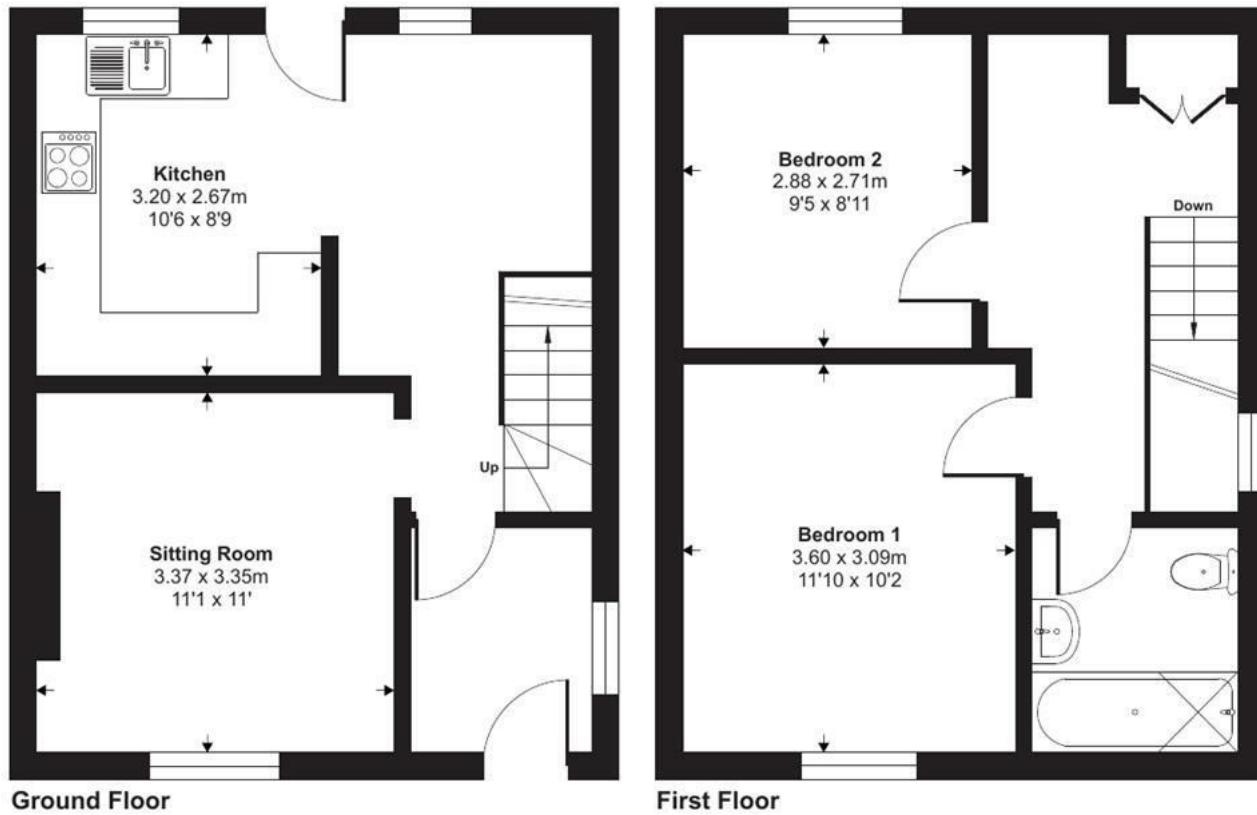
SPECIAL CONDITIONS OF SALE

Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provision of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.



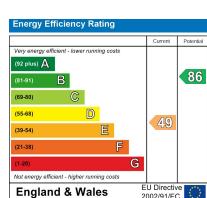
Approximate Area = 752 sq ft / 69.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2025. Produced for Stags. REF: 1258793

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Kensey House, 18 Western Road, Launceston, PL15 7AS

01566 774999

launceston@stags.co.uk

stags.co.uk