



Bosvean



Bosvean Chapel Road

St. Tudy, Bodmin, PL30 3NA

Wadebridge 6.3 miles - Bodmin 7.5 miles - North Coast 11.5 miles

A spacious detached two bedroom bungalow on a generous plot located in the sought after village of St Tudy.

- Online Auction 18th September 2024
- Auction Guide Price: £300,000
- Detached Two Bedroom Bungalow
- Three Reception Rooms
- Ample Parking and Garage
- Renovation Opportunity
- Sought After Village
- Generous Gardens
- Freehold
- Council Tax Band: E

Guide Price £300,000

METHOD OF SALE

The property will be offered for sale by Online Traditional Auction unless sold prior. The auction end date is 18th September 2024 at 5pm. 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.

AGENTS NOTE

Due to a survey the property is now being offered to auction. More information available on request.

SITUATION

The property is situated in the heart of the picturesque village of St Tudy. This conservation area lies close to the Camel Estuary, popular North Cornish coast and has a well-respected primary school, public house, thriving Post Office/general stores and community centre catering for day to day needs. The village itself lies 6.3 miles from the estuary town of Wadebridge which sits astride the River Camel and offers a wide variety of independent shops, supermarkets and schooling facilities.

DESCRIPTION

Bosvean has come to the market with no onward chain. This spacious two bedroom bungalow sits on a generous plot and offers great potential. The property benefits from two double bedrooms, three reception rooms, two bathrooms, a study and dressing area, kitchen with utility, ample parking and a garage.

SERVICES

Mains electricity and water. Private drainage and oil fired central heating. Please note, the agents have not inspected or tested these services.



VIEWINGS

Strictly by appointment with the vendors appointed agents, Stags 01208 222333

WHAT THREE WORDS

What3Words: ///flagging.plank.adopt

PROOF OF IDENTITY

Under 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 FEE

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 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 no later than 48 hours post exchange. It is essential that you instruct your solicitor in advance of the auction.

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

Kathy Cracknell
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COMPLETION DATE

The completion date will be as dictated by the solicitor and included in the legal pack.

DEFINITION OF AUCTION GUIDE AND RESERVE

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are 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 provisions 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.



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	41	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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