



62 Church View Road

62 Church View Road , Probus, Truro, Cornwall TR2 4JH



Truro 7 miles St Austell 7 miles

For Sale by Online Public Auction, a link-detached 3-bedroom residence with garage and parking.

- Small Hall
- Living Room
- Kitchen and Dining Room
- Bathroom
- 3 Bedrooms
- Attached Garage
- Rear Enclosed Gardens
- Freehold
- Council Tax Band C
- Tuesday 31st 2023 - End Bidding Time 5:30 pm

Auction Guide
£200,000



METHOD OF SALE

62 Church View Road is for sale by Online Traditional Auction (unless sold prior. The auction end date is Tuesday 31st October 2023 at 5:30pm. The Vendor reserves the right to alter the lot prior to the auction end date. The lot can be accessed via Stags' website – www.stags.co.uk.

SITUATION

62 Church View Road is situated in the popular and sought after Probus within walking distance of the village centre.

Probus is a thriving community with a primary school, doctors' surgery, farm shop, local store, hairdressers, restaurant, recreational clubs and so forth. These are supplemented further by the cathedral city of Truro being the commercial and retail centre of Cornwall, about seven miles to the south-west. There is a junction to the A30(T) about five miles to the north.

THE HOUSE

62 Church View Road is a link-detached house which is presented to the open market requiring updating and improvement.

On the ground floor is a small Entrance Hall with stairs off which opens to a Living Room with an open brick fire and hearth, and an access to a small under-stairs Cupboard. Off is a Kitchen and Dining Room with glazed door to the rear garden and range of matching base and eye level kitchen units with larder cupboard.

On the first floor, off a balustrade Landing are three Bedrooms and a Bathroom with panelled bath, pedestal washbasin and low level WC.

OUTSIDE

To the front is an area of level lawn.

To the rear is a fenced and Cornish wall enclosed level garden laid mainly to lawn with deep flower and shrub beds. This garden area is dog friendly and enclosed.

THE GARAGE

Attached to the house is a garage with up and over door and rear pedestrian door to the garden.

SERVICES

Mains water, electricity and drainage connected. TV and telephone points. Night storage and convector heaters.

VIEWINGS

Strictly and only by prior appointment with Stags' Truro office on 01872 264488. Viewings will be at a specified times.

DIRECTIONS

From the central square in Probus, drive up the hill towards St Austell. At the mini roundabout, turn right into Carne View Road and after a short distance turn right into Church View Road. Follow the road around to the right and after a short distance (just after the street light) turn left into the drive for 62 Church View Road.

BUYERS AND ADMINISTRATIVE FEES

The successful Purchasers of the lot will be liable to pay the sum of £5,000. From this a Buyer's fee of £2,400 inclusive of VAT is retained by Stags/Bamboo Auctions as a contribution to the online platform costs, and £2,600 forms part of the 10% deposit. The Purchaser will be required to pay the balance of the 10% deposit monies within 48 hours of the auction via their

solicitor or the Vendor's solicitors. We therefore recommend all bidders clear the Anti Money Laundering Regulations with their solicitor prior to the auction.

An additional administrative fee of £1,200 inclusive of VAT, will be payable by the successful Purchaser of the lot 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.

PROOF OF IDENTITY

Under Money Laundering Regulations 2017 it is a requirement for estate agents to perform due diligence checks on any person who 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.

AUCTION LEGAL PACK

This includes the searches, draft contract, deeds/epitome of title, special conditions of sale etc., and is available to download free of charge to those who have registered from our auction partners' website.

Stags do not provide hard copies. It is the Purchaser's responsibility to make all necessary enquiries prior to the auction. Further information about buying via Online Auction and Buyer's fees are available on Stags' website.

SOLICITORS

Coodes Solicitors, 4 Bodmin street, Holsworthy, Devon EX22 6BB. FAO Ms K Bayley. Telephone: 01409 255901 Email: kate.bayley@coodes.co.uk

COMPLETION DATE AND SOLD AS SEEN

The completion date will be as dictated by the legal pack and the property will be sold as seen.

DEFINITION OF AUCTION GUIDE AND RESERVE PRICE

Guide Price(s) is an indication of the Seller's expectations. Reserve Price(s) is a figure below which the auctioneer cannot sell the lots at auction. We expect the reserve to be no higher than 10% above the guide. Guide prices may change at any time prior to the auction.



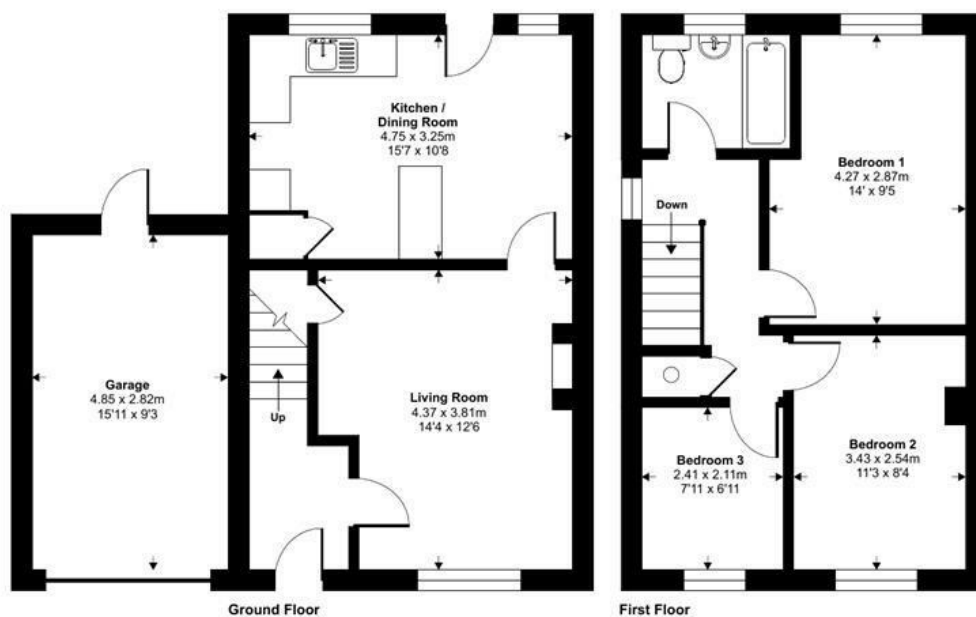
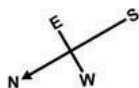
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Approximate Area = 808 sq ft / 75 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 961 sq ft / 89.2 sq m

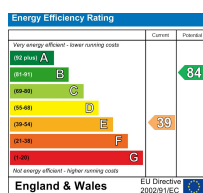
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 986945.

These particulars are a guide only and should not be relied upon for any purpose.

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