

66 West End · Redruth · Cornwall · TR15 2SQ

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**BILL  
BANNISTER**

Sales & Lettings



# AUCTION

## 1 St. Day Road

Redruth, TR15 2EH

**Auction Guide £73,000**



For Sale By Online Auction in conjunction with 247propertyauctions. Auction ends Thursday 11th December at 12.00pm. Auction Guide Price £73,000. Please contact the office to arrange a viewing.



A two storey, two-bedroom, detached house now for modernisation being located conveniently for the town centre. The property, which is in a popular residential and lettings location, will make an appealing home for onwards rent or owner occupation.

#### ACCOMMODATION

Ground floor; Kitchen/breakfast room, living room.

First floor; Landing, two bedrooms, bathroom/WC.

Outside; Small courtyard to rear.

#### TENURE

Freehold with vacant possession once tenants vacate.

#### EPC

Rating: D.

#### WHAT3WORDS

//paces.nation.dreamers

#### MOBILE & BROADBAND COVERAGE

Broadband: Ultrafast available

Mobile: Likely outside, may be limited inside.

Source: ofcom.org.uk

#### VIEWINGS

Block viewings available. Please call us on 01395 247000 to arrange.

#### IMPORTANT INFORMATION

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

#### AUCTION LEGAL PACK & FINANCE

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. It is the purchaser's responsibility to make all necessary legal, planning and finance enquiries prior to the auction.

#### 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 price (a figure below which the Auctioneer cannot sell the Lot during the Auction). This reserve figure cannot be higher than 10% above a single figure guide. Please check our website regularly at [www.247propertyauctions.co.uk](http://www.247propertyauctions.co.uk) or contact us on 01395 247000 for up to date information. At the fall of the hammer contracts are exchanged and there is no going back!

Please note that local searches are still to be received and will be uploaded to the website when available.

#### Summary

Auction end  
14th Oct at 14:30  
Property type  
Detached  
Tenure  
Freehold  
Bedrooms  
2  
Bathrooms  
1  
Council tax band  
Ask Agent  
Joint Agent

Bill Bannister  
†Traditional auction

Exchange occurs at the end of the auction. This means that if the reserve is met or exceeded and the auction timer reaches zero, the successful bidder is legally obliged to pay the purchase price and the seller will be legally obliged to sell the property. To ensure that the successful bidder proceeds, the buyer is automatically charged a holding deposit, which is held in a secure client account, pursuant to the terms of a holding deposit agreement.

#### \* Pricing Information

The Guide Price amount specified is an indication of each seller's minimum expectation. It is not necessarily the amount at which the property will sell. Each property will be offered subject to a Reserve (a figure below which the property will not be sold) which we expect will be set no more than 10% above the Guide Price amount.

Bamboo Proptech and 247 Property Auctions shall not be liable for any inaccuracies in the fees stated on this description page, in the bidding confirmation pop up or in the particulars. Buyers should check the contents of the legal pack and special conditions for accurate information on fees. Where there is a conflict between the fees stated in the particulars, the bid information box above or the bidding confirmation pop up and the contents of the legal pack, the contents of the legal pack shall prevail.

Stamp Duty Land Tax or Land and Buildings Transaction Tax may also apply in some circumstances.

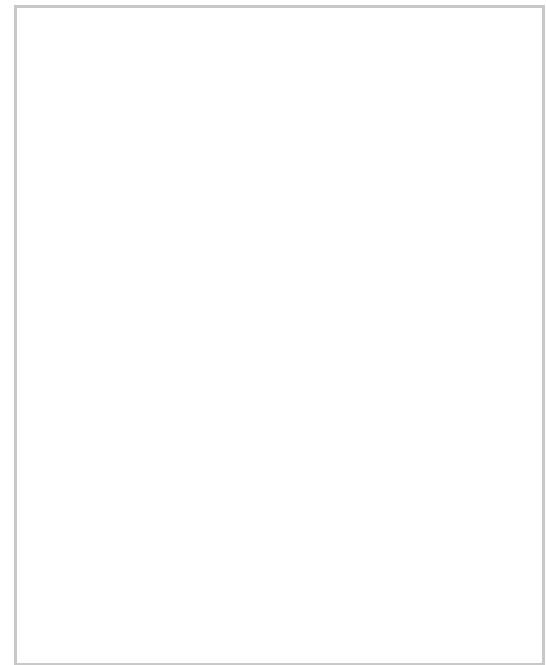
#### Refreshing the Page

To make sure that you are seeing the latest information for the property, we recommend you refresh the page. This ensures you're

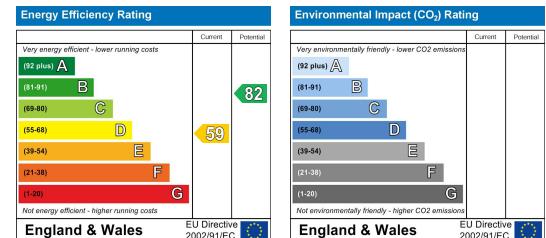
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.