

66 West End · Redruth · Cornwall · TR15 2SQ

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**BILL
BANNISTER**

Sales & Lettings

AUCTION



60 Carnarthen Street

Camborne, TR14 8UP

Auction Guide £100,000



For sale by Public Auction in conjunction with Symonds & Sampson. Auction Guide Price £100,000 - £115,000.



THE PROPERTY
A classic two bed roomed refurbishment project with garage/workshop and garden.

SITUATION
Incredibly well-located for an array of shopping facilities and amenities including the town's railway station.

ACCOMMODATION
GF - Reception hall, sitting room, dining room, kitchen, inner hall and shower room.
FF - Two bedrooms.
Outside – The mostly lawned garden is to the rear with a couple of timber sheds.
Parking – There is a garage/workshop being accessed from a rear service lane, potential for off-street provision.

DIRECTIONS
What3words
///tiger.tucked.emperor

SERVICES
Mains water, electricity and drainage.
Ultrafast broadband available. Source: ofcom.org.uk
There is mobile coverage in the area, please refer to Ofcom's website for more details.

TENURE
Freehold

LOCAL AUTHORITY
Cornwall Council www.cornwall.gov.uk
Band B

SOLICITORS
D B Law
Camborne TR14 7DD
01209 712428
ChrisBaker@dblaw.org.uk

VIEWINGS
Viewings by appointment only, please contact joint agents Bill Bannister Estate Agents, Redruth. Tel : 01209 210333

AUCTION CONDITIONS OF SALE AND NOTES LEGAL AND INFORMATION PACK
For full details please refer to the auction catalogue available online at www.symondsandsampson.co.uk/property-auctions
A full legal pack can be purchased online. Please telephone the office below to check availability. We strongly recommend you instruct a solicitor to inspect the legal pack on your behalf.

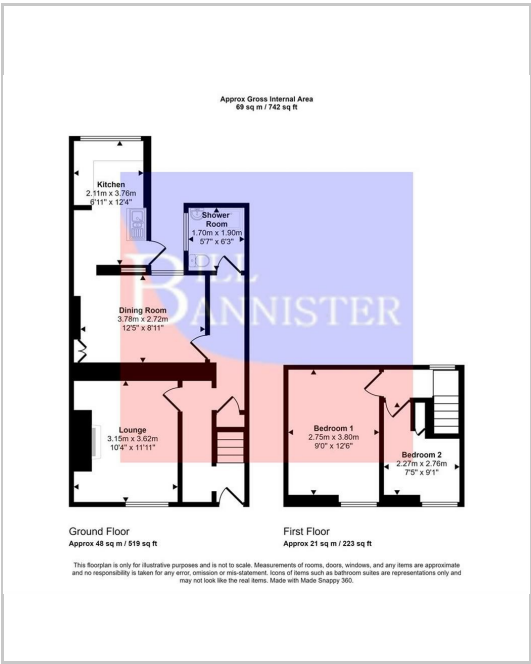
* Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction). The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The 'Reserve Price' may exceed the 'Guide Price' listed. If so, it is customary for the 'Reserve Price' to exceed the guide price by no more than 10%.

Additional Fees
• The successful purchaser will be required to pay the Auctioneers a Purchaser's Administration Fee of £1,500 (£1,250 plus VAT) payable to Symonds & Sampson. For purchases of £50,000 or less the Administration fee will be £900 (£750 plus VAT). If two or more lots are offered together in the first instance, or lots are purchased under one contract, the administration fee will apply per lot and not per contract. The charge will apply to lots bought prior to and post auction.
• In the event of non-payment or underpayment a deduction will be made from the deposit received. A VAT receipt will be issued in the name of the buyer.
• Disbursements – Please see the legal pack for any disbursements listed that may become payable by the purchaser.

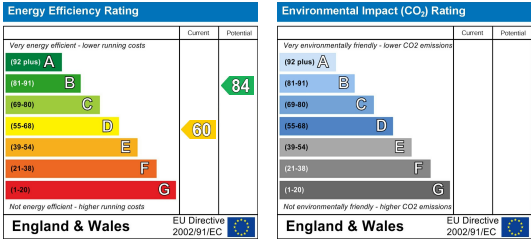
Area Map



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.