

ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

Auction Guide Price £180,000

St Day Road, Redruth, TR15 2ET



- FOR SALE BY ONLINE AUCTION
- NEWLY REFURBISHED
- GAS CENTRAL HEATING
- GARDEN & PARKING
- THREE BEDROOMS
- 30FT KITCHEN/DINER
- BATHROOM & SHOWER ROOM
- CASH PURCHASE ONLY

A beautifully presented three bedroom property located on the outskirts of Redruth town. The property has undergone an extensive refurbishment to all areas to a high standard and yet still retains many character features. There is a good sized garden to the rear and off road parking for up to two cars. The property is double glazed and is warmed by gas central heating with a newly installed gas combi boiler. The accommodation comprises of Entrance Hall, Open Plan living area with Lounge area, Dining area, Kitchen area, Study/2nd Reception room, Ground Floor Bathroom/WC, Utility Room and to the first floor Two Double Bedrooms, One Single Bedroom and a Shower Room/WC. Cash Purchase Only. EPC: D.



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Approached via a gated front garden with path leading to a double glazed door opening into:-

ENTRANCE HALL

There is a mosaic tiled floor, built in cupboard housing the gas and electric meters, space for coat hanging and shoe storage, radiator, door to the lounge and opens to the living area.

LOUNGE AREA

12'10" x 12'8" MAX (3.91m x 3.86m)

Partly divided from the open plan living area with a double glazed window to the front, wall mounted electric flame effect fire and a radiator.

KITCHEN/DINING AREA

30'5" x 17'0" (MAX NARROWING TO 10'2") (9.27m x 5.18m)

An exceptionally well proportioned area with stairs rising to the first floor, two radiators, door to the utility room, door to the study, ample space for a large family dining table and a kitchen area comprising of a modern range of eye level and base units with complimentary work surface over, inset electric hob with extractor over, built in electric oven, inset one and a half bowl; stainless steel sink with side drainer, space for an upright fridge freezer and an integrated dishwasher.

STUDY

10'4" x 10'2" (3.15m x 3.10m)

A useful room which is currently utilised as a snug but would make an ideal home office. Double glazed window to the side, radiator and a door to:-

BATHROOM/WC

9'0" x 7'2" (2.74m x 2.18m)

A stunning suite comprising of a bath with centre mixer tap, His and Hers wash hand basins set in a vanity unit, hidden cistern WC, chrome ladder type heated towel rail, fully tiled walls and an obscure window to both side and rear.

UTILITY ROOM

6'9" x 6'0" (2.06m x 1.83m)

There is space and plumbing for a washing machine, space for a tumble dryer, work surface over with inset single bowl stainless steel sink with side drainer and double glazed sliding patio doors leading to the side garden.

FIRST FLOOR

LANDING

There are door to all Bedrooms and to the Shower Room/WC

BEDROOM ONE

11'8" x 10'5" MAX (3.56m x 3.18m)

A good sized main bedroom with a double glazed window to the front and radiator.

BEDROOM TWO

11'8" x 8'2" (3.56m x 2.49m)

A useful second double bedroom with a double glazed window to the front and radiator.

BEDROOM THREE

8'6" x 7'8" (2.59m x 2.34m)

A generous single bedroom with a double glazed window to the rear and radiator.

SHOWER ROOM/WC

7'6" x 6'0" (2.29m x 1.83m)

There is a double width walk in shower cubicle with thermostatic mixer shower over and a glass enclosure, close coupled WC, wash hand basin set in a vanity unit and an obscure double glazed window to the rear.

OUTSIDE

FRONT GARDEN

There is a walled garden to the front setting the property back from the pavement with some shrub and tree planting.

SIDE GARDEN

Mostly laid to gravel for ease of maintenance with stepping stones and a raised flower bed leading to:-

REAR GARDEN

A good sized rear garden, bounded by walling, mainly laid to lawn with steps leading up to:-

OFF ROAD PARKING AREA

There is off road parking for up to two vehicles which is approached via a rear access lane.

AGENTS NOTE

We understand that there is a mining feature in the vicinity that renders the property only suitable for a cash purchase. Potential buyers are advised to make their own enquiries with a suitable mining expert/company.

ENERGY EFFICIENCY RATING

This property has been rated as D (65) with a potential rating of B (83).



FOR SALE BY UNCONDITIONAL AUCTION
in partnership with SDL Auctions

Full terms and conditions are available on the SDL Auctions website.

www.sdlauctions.co.uk

Auction Method:

The auction for this property will be conducted online through our online-bidding platform. This is a “Timed Auction”, so there are no other lots being sold alongside this property.

The timeslot for the auction is displayed on SDL Auctions’ website. To view this, search for the property on their website. Then click onto the property to view the property details. The time remaining to bid and end date of the auction is displayed on the page.

You are required to undertake identity checks before you can be authorised to bid. You must also provide your payment details. If you do not provide this information, your registration will not be processed.

When you place your bid, you are deemed to have agreed to SDL Auctions’ Buyers Terms (England & Wales) which are available on SDL Auctions website.

Auction type- Unconditional with Variable Fee

If you are the highest bidder, you must exchange legally binding contracts for the sale when the auction for the property comes to an end. You must then pay the applicable fees and deposit. You must complete the sale within 20 business days unless the Special Conditions of Sale contained within the Legal Pack state otherwise.

Auction Fees

The following non-refundable fees apply:

- Buyer’s Fee- payable on exchange of contracts. This is calculated as a percentage of the actual purchase price of the property. Either:
 - (a) 4.8% (including VAT) of the purchase price, for properties up to and including £250,000
 - (b) 3.6% (including VAT) of the purchase price for properties sold for over £250,000

The Buyer’s Fee is subject always to a minimum of £6,000 (including VAT). The Buyer’s Fee does not contribute to the purchase price.

Deposit

On exchange of contracts, you must pay a non-refundable deposit equal to 5% of the actual purchase price of the property, subject to a minimum of £5,000. The deposit contributes towards the purchase price.

Payment Method:

When you register to bid, you will be prompted to provide your payment details to SDL Auctions. In the event that you are the winning bidder, your card will automatically be charged a proportion of the Buyer’s Fee & Deposit. The payment will be calculated based on the guide price of the property, in line with the fee scale described above. Where the actual purchase price is higher than the guide price, you will be required to pay the difference immediately after the end of the auction, which can be paid by debit card or bank transfer. Payment by cash or cheque will not be accepted.

Example: You win the bid on a property with a guide price of £150,000, but the actual purchase price is £170,000. At this point your bid is successful you will be charged as follows:

- Buyer’s Fee of £7,200- 4.8% of guide price
- Deposit of £7,500- 5% of the guide price

As the actual purchase price amounted to £170,000, after the auction, you will be required to pay the following additional amounts on top of the initial payment:

- £960 for Buyer’s Fee shortfall (£8160 due as 4.8% of actual purchase price)
- £1,000 for Deposit shortfall (£8500 due as 5% of actual purchase price)

Legal Pack

Before bidding, you must view the legal pack for the property. This is the collection of legal documents that apply to the sale. The documents will include but are not limited to: Special Conditions of Sale, title documents from the Land Registry and Energy Performance Certificate.

To view the legal pack, first search for the property on SDL Auctions’ website and click onto the property to view the property details. There will be a sub-heading “Legal Documents”. Underneath this, you will be

prompted to “Log in to view the legal documents”. Follow this link, you will then be directed to create an account with Auction Passport to view the documents.

The legal pack can change at any time up until the auction starts so you must check for the most recent version of the legal pack. At the point of placing your bid, you are deemed to have read the legal pack in its entirety, including any changes. Failure to check for changes to the legal pack will not be a valid reason for withdrawing from the sale.

It is strongly recommended that you instruct a qualified professional to review the legal pack and raise any necessary enquiries before bidding.

Special Conditions of Sale

The property is sold subject to any Special Conditions of Sale. These are contractual conditions that are included by the seller of the property - they are not part of SDL Auctions’ terms and conditions. The Special Conditions of Sale are legally binding. You are taken to have read and accepted these at the point of bidding, even if you have not done so. The Special Conditions of Sale are available to read in the legal pack.

Registration Process:

To register to bid on the property, search for the lot on SDL Auctions website. Click onto the property, follow the link to “Log in/register to bid” , and you will then be directed to create an account with the online-bidding platform provider, EIG.



This plan is illustrative only, its details cannot be relied upon and no liability is taken for any errors.

Ground Floor



First Floor