



Bond
Oxborough
Phillips

Changing Lifestyles

Lakeside,
Old Tinhay,
Lifton,
PL16 0AL



Guide Price - £200,000



Changing Lifestyles

01822 600700

Lakeside, Old Tinhay, Lifton, PL16 0AL



- Link Detached Bungalow
- Sought After Location
- Offering No Onward Chain
- Three Bedrooms
- Biomass Boiler & Solar Panels
- In Need of Modernisation Throughout
- Front & Rear Gardens
- Integral Garage & Off Road Parking
- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers Fees Apply



This link detached bungalow, situated in the desirable Old Tinhay area of Lifton, requires modernisation and refurbishment to become a comfortable single-level residence.

The accommodation in brief comprises an entrance porch, L shaped living room, kitchen and sunroom. There are also three bedrooms, a family bathroom and separate cloakroom.

The front of the property offers off-road parking for two vehicles, plus an integral garage. The fully-enclosed, south-east-facing rear garden is predominately laid to lawn, requiring little maintenance.

Offered to the market with no onward chain and the benefit of solar panels, which we believe are owned by the property, generating an income of approximately £60 per quarter.

Agents note: We understand there is a biomass boiler system that provides the heating and hot water, but this has not been independently tested. The roof has also been sprayed with foam insulation and therefore we believe some lenders may not lend on the property.



Location:

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Located on Fore Street, close to the various amenities of Lifton village including primary school, church, chapel, public house and post office / store. The property is within a minutes drive of east and west access onto the A30 dual carriageway and given Lifton's location on the Cornwall / Devon border provides superb communication east and west. The nearby former market town of Launceston (4 miles) provides a fuller range of social, commercial and shopping facilities and beyond, Plymouth (32 miles), provides continental ferry port and intercity rail link. To the east of Lifton via continuous dual carriageway the cathedral city of Exeter (39 miles) provides intercity rail link, international airport and M5 motorway link. In all directions from Lifton there is scenery of outstanding natural beauty. To the north the rugged coastline of North Cornwall and North Devon features surfing beaches and quaint former fishing villages. To the west, the open spaces of Bodmin Moor provide superb walking and riding and to the east is Dartmoor National Park. Running south from Lifton the river Tamar valley steeped in 18th Century mining history is famed for Salmon fishing and country sport activities.



Please do not hesitate to contact
the team at
Bond Oxborough Phillips
Sales & Lettings on
01822 600700
for more information or to arrange
an accompanied viewing on this
property.



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Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.