



Bond
Oxborough
Phillips

Changing Lifestyles

Eastleigh
St Mabyn
PL30 3BG



BRITISH
PROPERTY
AWARDS

2023

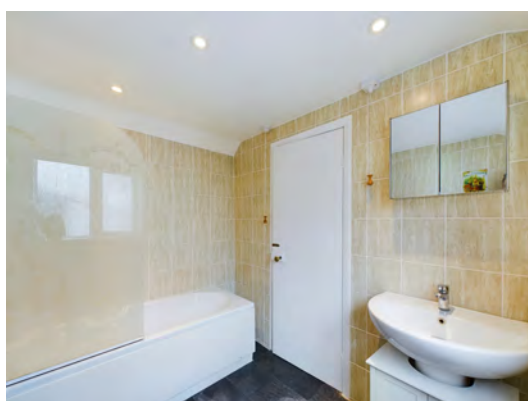


GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Starting BID - £195,000



Changing Lifestyles

01208 814055

Eastleigh, St Mabyn



Nestled within the coveted village of St Mabyn, this charming traditional cottage presents a delightful blend of contemporary comforts and timeless character.

- Impressive Terraced Cottage
- Family Bathroom
- In The Heart Of St Mabyn
- Spacious Kitchen
- Practical Dining Room
- Traditional Charm Throughout
- Private Rear Garden
- Popular Village Location
- EPC - E
- Council Banding-D



Nestled within the coveted village of St Mabyn, this charming traditional cottage presents a delightful blend of contemporary comforts and timeless character. Boasting two generously proportioned bedrooms alongside an additional box room, ideal for a study or cozy retreat, this home offers versatile living spaces to suit a variety of needs.

Upon entering, one is greeted by the inviting ambiance of separate kitchen, dining, and living areas, each thoughtfully designed to maximize both functionality and aesthetic appeal. The kitchen exudes modern convenience, while the dining and living rooms exude warmth with their traditional features, providing an ideal backdrop for relaxed gatherings or intimate evenings by the fireplace. Throughout the residence, a contemporary finish harmoniously intertwines with the cottage's inherent charm, creating an atmosphere of understated elegance. From the exposed beams to the quaint nooks, every detail reflects a careful balance between heritage and modernity.

Externally, the property boasts a quaint facade that exudes curb appeal, while a private garden offers a serene outdoor space for enjoying the idyllic surroundings of this sought-after village. With its blend of traditional allure and contemporary comforts, this cottage embodies the quintessential charm of St Mabyn living.

Auctioneer Comments:

This property is for sale by Traditional Auction. Exchange takes place immediately with completion within 28 days. The buyer pays a 10% (of the purchase price) Non-Refundable Deposit on exchange. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.



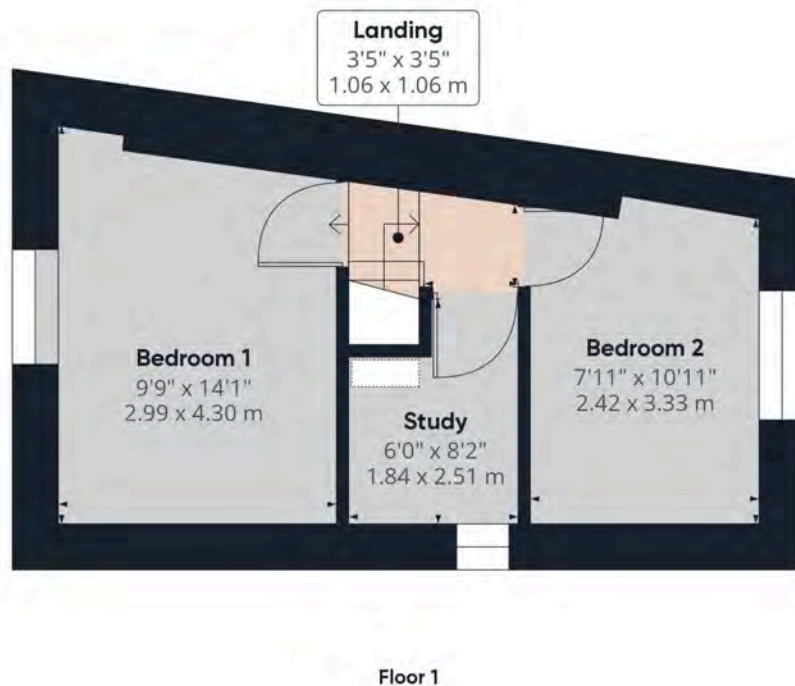
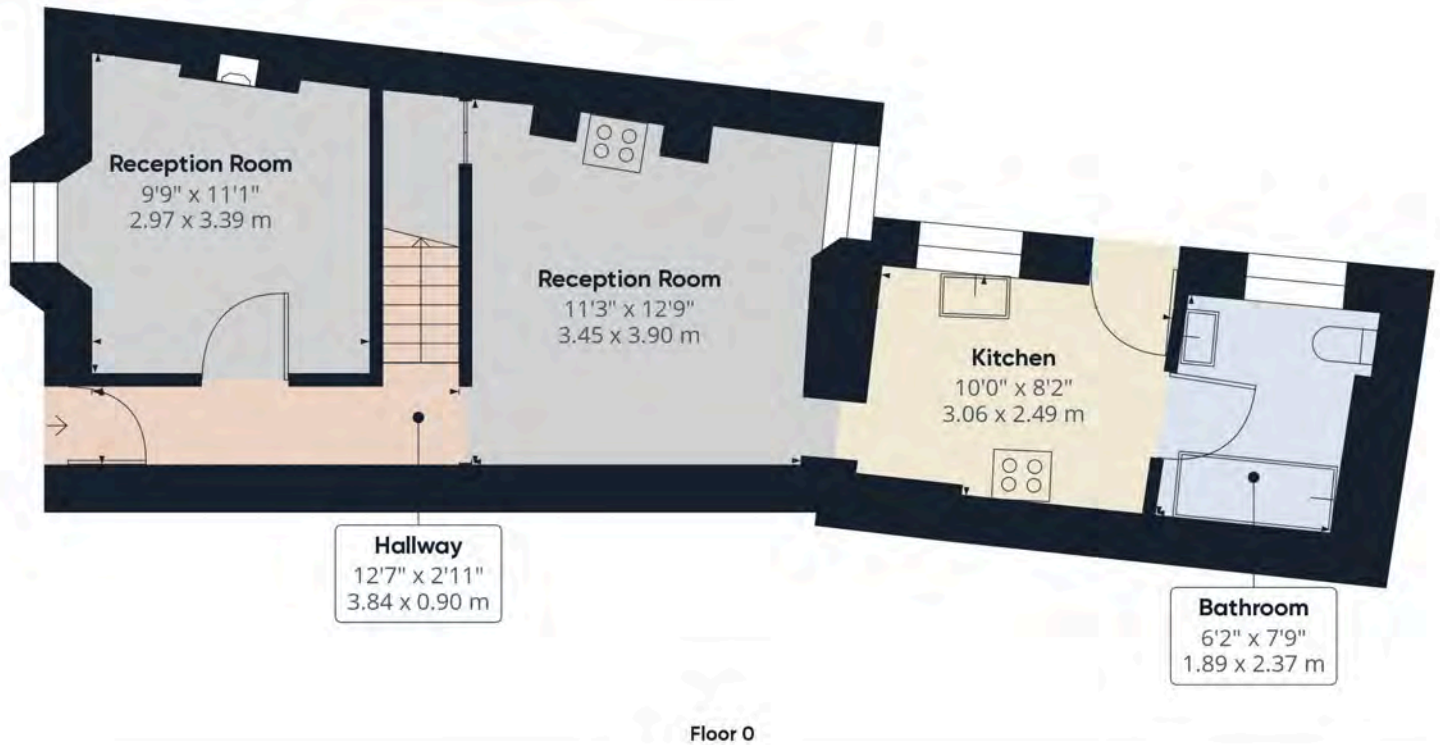
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Please do not hesitate to contact
the team at
Bond Oxborough Phillips
Sales & Lettings on
01208 814055
for more information or to
arrange an accompanied viewing
on this property.

Scan here for
our Virtual Tour:





Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01208 814055 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.