



Callington
PL17 7RE

Guide Price £39,000
Leasehold



2



1



1

A two bedroom ground floor flat forming part of this period, mid-terrace, three storey, five-flat property in the heart of the town centre and now requires refurbishment and repair. A parking space is located to the rear on a 'first come first serve basis'. AUCTION ENDING 28TH NOVEMBER 2025 AT 2PM.

ACCOMMODATION

Communal entrance hall. Private flat entrance, hallway, kitchen, living room, two bedrooms, bathroom/WC.

TENURE

Leasehold. Remainder of a 99 year lease with dated from 1983.

EPC

Rating: Commissioned.

WHAT3WORDS

///taken.jumped.shifters

MOBILE & BROADBAND COVERAGE

Broadband: Superfast available

Mobile: Good outside, variable inside.

Source: ofcom.org.uk

VIEWINGS

Block viewings available. Please call us on 01395 247000 to arrange or Dawson Nott Estate Agents on 01579 550590.

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 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!

Council Tax Band:-

According to Cornwall Council the council tax band is Band A.

Lease Details:-

57



AGENTS Note:- Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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