

Berwick & Berwick enters two more properties into auction sale

Berwick & Berwick, **team** estate agent in St Ives, has entered an additional two properties for sale by auction at the Kingsley Village Conference Centre in Fraddon on Thursday 15th March with bidding starting at 6:30pm.

All four of the properties entered into the auction by Berwick & Berwick will be sold by Auction + (plus), the new property auction service which breaks the traditional 28 day completion rules, making buying at auction more relaxed and accessible to 'normal' home buyers as well as investors.

3 St Uny Close, Lelant, St Ives – Guide price £280,000 - £320,000



3 St Uny Close in Lelant, near St Ives, is a detached dormer bungalow nestling in a village cul-de-sac with a southerly aspect towards Hayle Estuary. This individually designed bungalow features vaulted ceilings, a spiral staircase, a galleried landing and a 17' first floor bedroom with estuary and rural views.

Inside, through the entrance porch and hallway is the large living room, which is open to the rafters and features a pine ceiling and stained glass window as well as patio doors to the garden and a living flame gas fire with marble surround. The kitchen is fitted with a range of units along with a built-in oven and gas hob with extractor. Patio doors from the kitchen lead into the large conservatory with doors to the garden, and the utility room also provides access outside. Two double bedrooms – one open to the rafters with a feature pine ceiling as well as patio doors to the conservatory – along with a bathroom and cloakroom complete the spacious downstairs.

The spiral staircase leads from the hallway to the galleried landing. From here is the exceptionally spacious master bedroom with windows across the front and wonderful views over the estuary, a Daffodil field and countryside beyond towards Hayle.

The bungalow is approached via a shared driveway with a parking area leading to the garage and front door. The majority of the garden lies to the front of the bungalow and is enclosed with a mixture of mature shrubs and Conifers. There are patio areas immediately to the front of the bungalow with steps leading down to the main garden, which is mostly gravelled with a lawned area. The enclosed rear garden is mostly gravelled with a shed and greenhouse.

3 St Uny Close can be viewed by open house on Saturday 25th February between 1:00pm and 2:00pm, on Wednesday 29th February between 2:00pm and 3:00pm or by appointment with Berwick & Berwick.

6 Penpol Vean, Hayle – Guide price £250,000 - £300,000



This attractive double-fronted detached house sits in generous plot with gardens to all sides. The front door leads to the hallway with a choice of storage cupboards and doors to the downstairs rooms and bathroom. In the lounge/ diner is an ornate cast iron fireplace and a large bay window with views to St Ives Bay and beyond. The kitchen is fitted with a range of units along with an electric hob and double

oven and doors from the dining room/ study lead outside – one to the front as well as patio doors to the rear.

One of the bedrooms downstairs boasts a bay window with views to St Ives Bay while the other has an en-suite shower room. Upstairs is a second bathroom and two more bedrooms – one with views to St Ives Bay and the other to the Bird Reserve.

Outside, a five-bar gate and driveway lead to a parking area for 3-4 cars and the detached garage. A gate leads through the garden wall to the main lawn at the front of the house and the lawn and path wrap around either side of the house. To the rear is a garden shed and walled patio area.

6 Penpol Vean can be viewed by open house on Saturday 25th February between 11:00am and 12:00pm, on Wednesday 29th February between 4:00pm and 5:00pm or by appointment with Berwick & Berwick.

In traditional auctions, the fall of the gavel represents an exchange of contracts with completion of the transaction set within 28 days. With Auction +, on the fall of the gavel contracts are deemed to be exchanged and the buyer must place a £3,500 non refundable deposit with The Auction Agents Limited, with completion within 42 days thereafter (unless the buyer serves within 28 days the notice to withdraw from the sale - if such notice is served, the deposit is forfeited). This allows the

purchaser, after the auction, to organise legal work, funding, etc, and will go a long way to taking the anxiety and fear factor away for buying at auction while also ensuring that both buyer and seller are committed to the deal.

James Berwick said: “The Auction + service brings the opportunity of bidding at auction to more buyers, with less pressure. The relaxed timescales allow for finance and any additional legal work to be put in place after the auction but still guarantees completion within a set timeframe. We are now working with a financial advisor and solicitors who understands the Auction + process and can offer those interested in bidding for either of these properties sound expert financial advice as well as a fixed price, no sale no fee quote for conveyancing. We’re pleased to introduce Auction + to our range of services and are very much looking forward to the inaugural event.”

The multi-lot auction will be held at Kingsley Village Conference Centre, conveniently located just off the A30 at Fraddon, on Thursday 15th March. Bidding will start at 6:30pm. Taking the gavel will be Westcountry **team**’s new and highly experienced auctioneer, Richard Worrall.

For further information, for an auction catalogue or to discuss entering your property in the next auction, due to take place on 3rd May, contact Berwick & Berwick at Tregenna Hill in St Ives on 01736 799090 or to download an auction pack, visit www.theauctionagents.com.

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Digital images are available from bubblepr@mac.com

Notes to editors:

Westcountry **team** is part of **team** Association, the largest organisation for independent estate agents in the UK. Over 100 **team** offices in the Westcountry and hundreds nationwide work together to sell property for clients. **team**’s ‘blue sky’ image, with transparent **team** logo on a blue sky background reflects the association’s and each individual agent’s commitment to providing a clear, transparent service to their clients and conducting business in a straightforward, honest and professional way.

For further information, please contact:

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