

Notice of Public Auction

Date: 3pm, Thursday 12th May 2011

Venue: Sandy Park Conference Centre, Exeter

Hosted by: The Property Auction Group

26th April 2011

Westcountry land and property at auction 3pm 12th May

The next auction of The Property Auction Group is to be held at 3pm on Thursday 12th May 2011, at Sandy Park Conference Centre, home to Exeter Chiefs Rugby Club on the outskirts of Exeter.

A diverse bag of Lots will go under the hammer, with a rare plot of land and a choice of bungalows as well as mixed use and investment properties stretching from Penzance in far West Cornwall to Newton Abbot in Devon.

NCT in Penzance (01736 331122) is delighted to enter Alexandra House into the auction at a guide price of £295,000 - £305,000. Attracting a lot of interest, this

beautiful, detached, four storey Victorian granite-constructed property enjoys a commanding position at the top of tree-lined Alexandra Road in Penzance and offers huge scope and flexibility having been used as offices and meeting rooms by a local political party. The



The accommodation can be adaptable and the basement has been converted into a flat with hallway, lounge, kitchen, shower room and two bedrooms, which is let on an Assured Shorthold Tenancy with a rental income of £550 per calendar month. The offices and meeting rooms are arranged over the top three floors - on the ground floor is an entrance hall, kitchen, reception area and meeting room; on the second floor are three offices and ladies & gents toilets; and on the third floor are two storage rooms, one with glimpses of the sea. Each of the upstairs rooms would make a generously-sized double bedroom. Alexandra House retains its period features and the building is surrounded on three sides by established mature gardens.

Cross Estates (01736 793939) in St Ives is pleased to enter Clovelly, a detached bungalow in the picturesque town at a guide price of £200,000. Sitting in a large plot in a popular residential area, this detached bungalow provides a kitchen, two living rooms, porch, hallway, three double

bedrooms, bathroom, separate WC and an attic bedroom with glimpses of the sea. Outside, the gardens surround the bungalow and contain a range of mature shrubs and plants along with a large vegetable patch and greenhouse, lawned areas and flower beds and there is also a detached garage and timber-built chalet. In need of repair, the bungalow would make an excellent renovation project or possible redevelopment, subject to the necessary consents.



Moving our way East, Jefferys in St Austell is thrilled to enter two Lots into the auction.

The first Lot entered by Jefferys (01726 73483) is Bonny Alva, a 1930's detached bungalow with impressive coastline views, in need of modernisation at a guide price of £225,000. The bungalow, which adjoins Porthpean Golf Course, enjoys a highly desirable residential location on Porthpean Beach Road approximately 1.5 miles South East of St Austell and close to the beach and contains a spacious entrance hallway, living room with slate open fireplace, dining room, kitchen, rear porch, three double bedrooms, bathroom and separate WC. Outside, Bonny Alva boasts good sized lawns to the front and rear and backs onto woodland. The driveway to the side, which provides parking for around five cars, leads to the detached garage.



The second Lot entered by Jefferys (01726 73483) is a well-situated building plot overlooking open countryside at a guide price of £145,000 in the popular village of Tywardreath, between Par with its mainline railway station and the harbourside town of Fowey. The plot has planning permission for the erection of a pair of attractive semi-detached houses, each with four bedrooms, one en-suite, garage and gardens and represents a rarely-found investment opportunity.



Parkway is thrilled to enter into the auction a detached bungalow with attic conversion and annexe in Camelford, North East Cornwall, at a guide price of £200,000. This older style bungalow sits in an elevated position in a good sized plot backing onto open farmland within walking distance of Camelford town centre and is deceptively spacious. In the main bungalow is an entrance porch, sitting room, kitchen/ breakfast room with Rayburn, utility room, three bedrooms, bathroom with cast iron bath, inner hall, back porch and three double attic rooms, as well as an annexe with a lounge, cloakroom and bedroom. Under the



bungalow is a cellar storage area. To the front of the bungalow is a Tarmac driveway with parking for approximately three cars, as well as a lawned area with mature trees, shrubs and flower borders. To the side is a workshop and the garden also contains a greenhouse and vegetable plot.

Entered by Kittows in Callington (01579 383585) is Freear, a detached village bungalow of prefabricated concrete construction, at a guide price of £100,000.

Situated on the western side of the small village of St Anns Chapel on the upper slopes of the Tamar Valley in East Cornwall, Freear occupies a generous south-facing plot with views and mature gardens to the front and rear with a stone outbuilding, the front garden measuring some 130'



in length with a driveway and a considerable amount of off-road parking space. In need of refurbishment, particularly to the kitchen area after a burst pipe in late 2010 caused considerable water damage, the bungalow also provides an entrance porch, lounge/ dining room, inner hall, kitchen, side porch, two double bedrooms and bathroom and is fitted with oil-fired central heating as well as uPVC double glazing.

Richard Dolton Estate Agents in Torpoint (01752 813813) is pleased to enter into the auction a mixed commercial/ residential investment property in Torpoint's busy town centre, at a guide price of £145,000.

Fully tenanted and producing £8,100 gross pa, the property comprises a lock-up shop on the ground floor, let at £4,200pa and a self-contained flat on the upper floors, let at £3,900 on an Assured Shorthold Tenancy agreement. At street level is the front sales area with air conditioning. A short flight of steps leads to an office, kitchen/ store room and two WC's with wash basin. Steps from a private parking area lead into a walled garden and staircase leading to the first floor, where there is an entry door and landing, and a bedroom, which is excluded from the Shorthold Tenancy. A private door leads into the maisonette, with a main hall, shower room and separate WC/ wash room. A double bedroom and study/ computer area occupy the upper first floor whilst on the second is a large room with open plan lounge/ kitchen.



In Devon are two properties, each representing an unmissable investment opportunity...

Helmores in Crediton (01363 777999) is delighted to enter into the auction a prominently-located freehold High Street shop and maisonette in the busy market town at a guide price of just £99,750.

The freehold covers the commercial premises, currently set up for use as an office with High Street frontage and cloakroom to the rear, and the self-contained maisonette above



arranged over two floors with staircase entrance hall, landings, living room, kitchen, shower room, two double bedrooms and attic space, as well as the basement flat, which was sold with a 999 year lease, ground rent of £50 per annum and contributes 25% of whole building insurance and repairs. The maisonette, in the agent's opinion with some modernisation, would generate £500 - £550 per calendar month and with the office premises currently empty, there is the immediate possibility to convert this to become a ground floor apartment, subject to consents.

And last but not least, **the Dartmoor office of Sawdye & Harris in Ashburton (01364 652304) is thrilled to enter a Grade II Listed semi-detached house in need of renovation and divided into three flats at a guide price of only £100,000.** Situated on East Street, close to the centre of the Devon market town of Newton Abbot, this semi-detached house provides the option to renovate the three flats for an excellent ongoing income or the potential to be converted back into a single dwelling, subject to consents. In recent times, the property has commanded an income of £1,050 per month although once upgraded, this could be significantly improved upon. Inside is a hallway with individual electric meters and fire alarm system. In Flat One is a bedroom, lounge, kitchen and shower room. Flat Two is arranged over two floors and contains a lounge, inner hallway, kitchen area and bathroom along with a large double bedroom and dressing area. The third flat, also arranged over two floors and called The Cottage provides an inner hallway, kitchen, bedroom and bathroom. The rear garden is overgrown but is private with walls to three sides and a planted border.



Bidding for the exciting collection of Lots will start at 3pm. Sandy Park Conference Centre is easily accessible, just off Junction 30 of the M5.

For further information or to view any of the properties being sold at the auction, contact the relevant estate agent. Details of the lots for sale also appear online and in the auction catalogue, available now, at www.thepropertyauctiongroup.co.uk or by calling the catalogue order line on 0907 706 8810. *(Calls cost £1.50 plus network extra's, callers must be 18+ and have the bill payers permission. Service provided by Digital Select Ltd, 271 Regent Street, London, W1B 2ES. Helpline: 0871 434 1036. This cost covers postage and packing and holds no profit for The Property Auction Group).*

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Digital images are available from bubblepr@mac.com

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