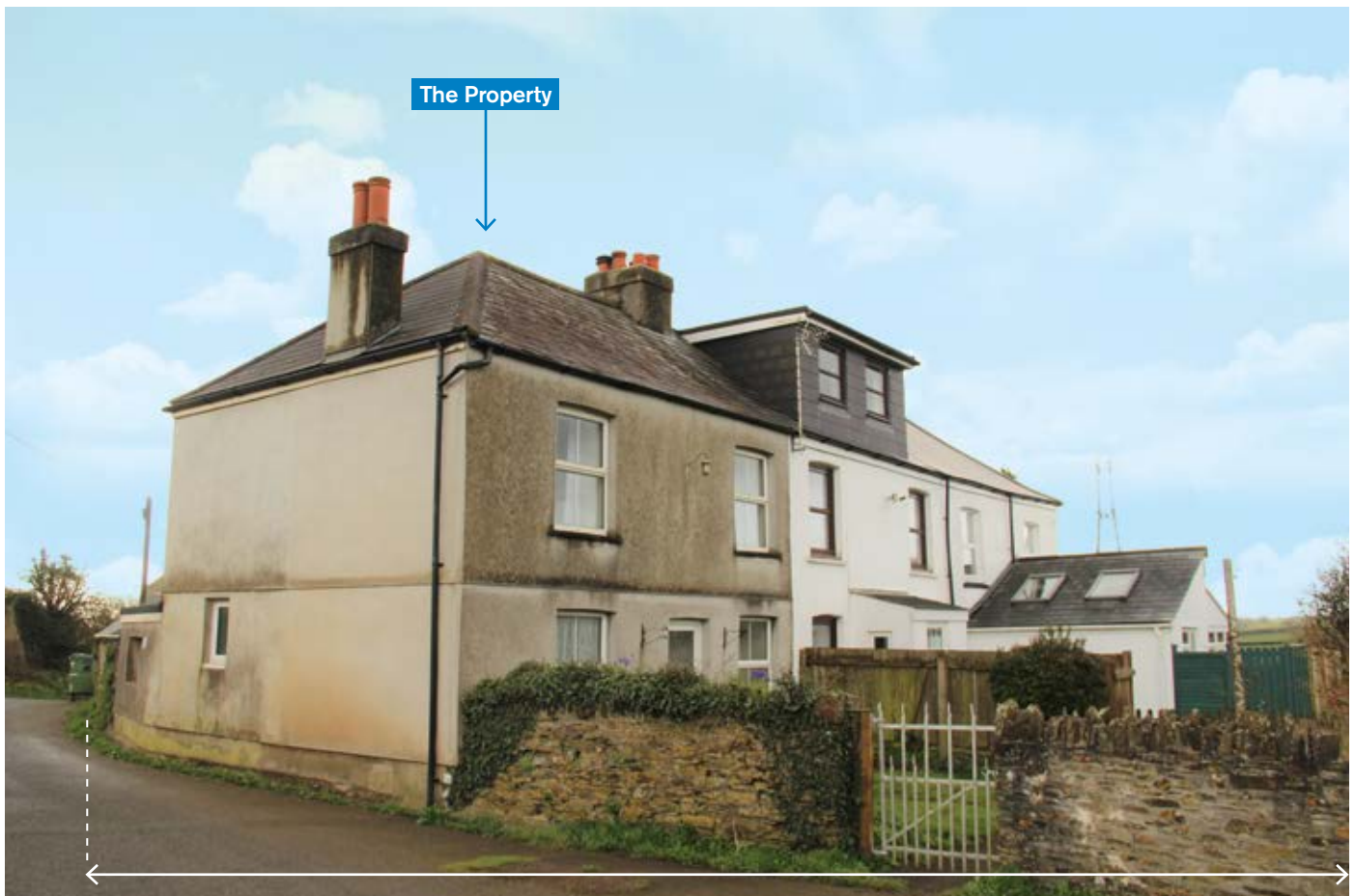


Lot 3

1 Barns Terrace, Ellbridge Lane,
Ellbridge, Saltash, Cornwall PL12 6PU

***Guide: £120,000**
In the same ownership for over 30 years
6 week completion



SITUATION

Located near the junction with the A388 in this rural setting approximately 4½ miles north of Saltash. Saltash is situated some 4 miles north-west of Plymouth with good road access to the M5 via the A38.

PROPERTY

Comprising an end of terrace **3 Bed House** planned on ground and first floors. The property includes a **Front Garden** and benefits from rear access over a communal courtyard.

ACCOMMODATION¹

Ground Floor

Living Room
Dining Room
Kitchen
Bathroom/WC
Plus External Store

First Floor

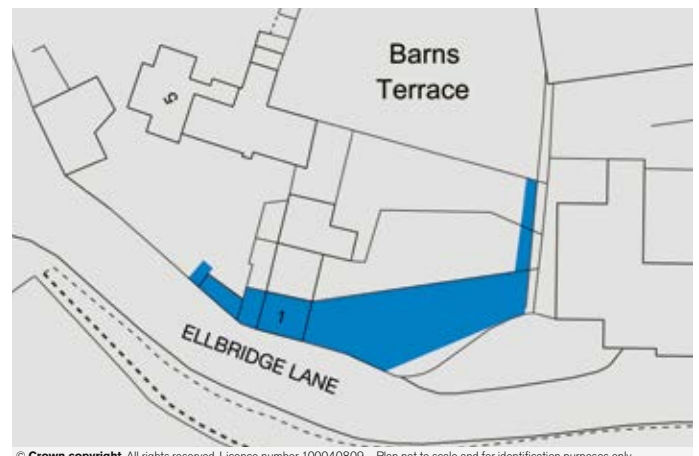
Bedroom 1
Bedroom 2
Bedroom 3

Area Approx. 764 sq ft

¹Not inspected internally by Barnett Ross. Area taken from EPC.

VAT is NOT applicable to this Lot

FREEHOLD



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TENANCY

The entire property is let on a Regulated Tenancy to an **Individual (in occupation since 1965)** at a current rent of **£7,620 per annum** exclusive (£635 per month).

Effective Date of Registration 5th January 2021

Note: There is potential to extend at the front and into the loft as per the neighbouring properties, subject to obtaining possession and the necessary consents.

£7,620 per annum

The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

Joint Auctioneers

Athawes, Son & Co
Tel: 020 8992 0056 Ref: Mark Stevens
Email: mark@athawes.co.uk

Vendor's Solicitors

Lamb Brooks LLP
Tel: 01256 844 888 Ref: Nigel Bourne
Email: nigel.bourne@lambbrooks.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

