





## Woodlands Mountlea Country Park, PAR, Cornwall

**Offers Over £100,000**

### DESCRIPTION

For sale by Modern Method of Auction; Starting Bid Price £106,950 plus Reservation Fee. This property is for sale by the Modern Method of Auction which is not to be confused with Traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation fee of 2.5% subject to a minimum of £5,000 plus VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgment of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed Reserve Price which is generally no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by Your Move Property Auctions powered by lam-sold Ltd. TO VIEW OR MAKE A BID - contact Your Move, or visit [www.your-move.co.uk](http://www.your-move.co.uk). Set on Mountlea Country Park this two bedroom park home must be viewed to be fully appreciated. The accommodation comprises master bedroom en-suite, one further bedroom, generous size lounge, dining room, fitted kitchen and family bathroom. The property is heated by a LPG central heating system and has double glazing. Externally, there are gardens ideal for alfresco dining, driveway parking and block built garage. There is an age restriction of 55 years. EPC Exempt. This property is for sale by Your Move Property Auction powered by lam-sold Ltd.

### OUR VIEW

A property in our opinion that should be viewed to be fully appreciated. The accommodation has generous size lounge, dining area, en-suite shower room and externally, gardens laid to patio, driveway parking and block built garage.

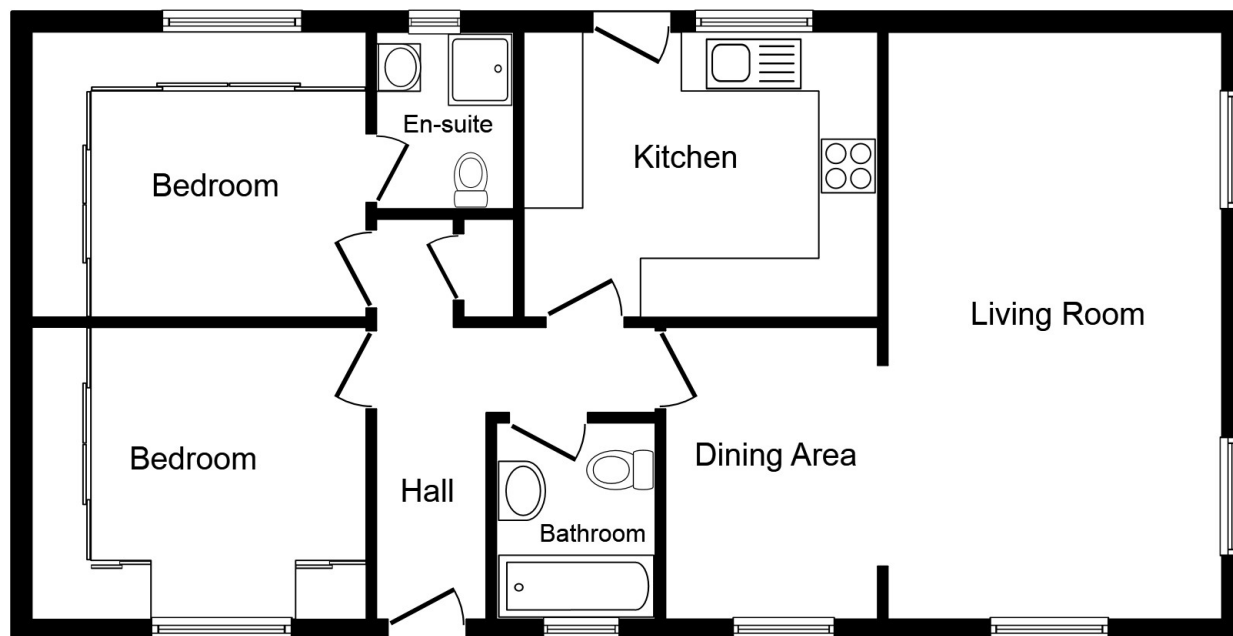
### LOCATION

Set on the Mountlea Country Park site this property is within a quarter of a mile of local shops, post office, take away, public house and approximately a third of a mile from the main line train station. Par is a coastal town and there are railway links through from Penzance to Paddington. beaches can be found within approximately one and a half miles of the site and St. Austell is the main town of the area.





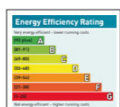




## Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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For full EPC please contact the branch

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\*Source: Nielsen, Oct 2012.

\*\*Calls may be recorded and/or monitored for training and/or security purposes.



Victoria Place, St. Austell, Cornwall, PL25 5PE

tel: 01726 68192 \*\*

email: [Staustell@your-move.co.uk](mailto:Staustell@your-move.co.uk)

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