

## St Austell

### 'Goonamarris House', Goonamarris, St Stephen, Cornwall PL26 7QX

**Tenure**  
Freehold.

**Location**  
Goonamarris is a hamlet located between Nanpean to the north, St Stephen to the south and north-west of Foxhole. The local shopping facilities of St Austell are available to the south-east. The seaside village of Charlestown is to the south-east. Goss Moor National Nature Reserve is within reach to the north and the Eden Project is located to the west. The A30 (West County Trunk Road) is to the north. St Austell Rail Station is within close proximity to the south-east.

**Description**  
The property comprises a detached house arranged over ground and first floors beneath a pitched roof. The property benefits from an external store and garden area.

A Freehold Detached House subject to a Regulated Tenancy

**Accommodation**  
The property was not internally inspected by Allsop. The following information was obtained from the Rent Register.  
We are informed that the property provides:  
**Ground Floor** – Two Rooms, Kitchen, Utility Room  
**First Floor** – Three Rooms, Bathroom/WC

**Tenancy**  
The property is subject to a Regulated Tenancy paying a registered rent of £560 per calendar month. (Effective Date: 21st December 2014).

**Seller's Solicitor**  
Messrs Bude Nathan Iwanier (Ref: SI).  
Tel: 0208 209 2482.

**Current Rent Reserved**  
**£6,720 per annum**

**INVESTMENT –**  
**Freehold House**



19  
LOT

## Romford

### 80 Ascension Road, Essex RM5 3RT

**Tenure**  
Freehold.

**Location**  
The property is situated on the west side of Ascension Road, to the south of its junction with Highfield Road. Local shops and amenities are available in Romford town centre, with the further more extensive facilities of Central London being available to the south-west. Romford Rail Station is approximately 2.2 miles to the south and provides regular services to London. Road communications are afforded by the nearby A12 which affords access to both the A406 (North Circular Road) and the M25 Motorway (London Orbital Road).

**Description**  
The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof. The property benefits from gardens to both the front and rear.

A Freehold Mid Terrace House

**Accommodation**  
**Ground Floor** – Two Reception Rooms, Kitchen  
**First Floor** – Three Bedrooms, Bathroom, WC

**To View**  
The property will be open for viewing every Wednesday and Saturday before the Auction between 10.45 – 11.15 a.m. These are open viewing times with no need to register. (Ref: UD).

**Seller's Solicitor**  
Carpenter Rose (Ref: Mark Rose).  
Tel: 0208 906 0088.  
Email: mr@carpentersrose.co.uk

**Vacant Possession**

**VACANT – Freehold House**



20  
LOT