

LOT  
11

2, 4, 6, 10, 12, 14 Calais Road, St. Erth Praze, Hayle, Cornwall TR27 6EG  
\*GUIDE PRICE £500,000+



A portfolio of six cottages for sale for the first time since the 18th century, currently let and generating an income of circa £41,984 PAE.

#### LOCATION

The hamlet of St Erth Praze is set a short distance from A30. Local towns within driving distance include Hayle and St. Ives. Train stations within a short driving distance from St Erth Praze are located in Hayle and St Erth. A retail shopping outlet centre is circa 3.4 miles from the property.

#### DESCRIPTION

A unique opportunity to acquire a portfolio of six cottages. The cottages were originally built on the edge of farmland and were believed to be used by the farm workers. Over the course of time they have varied in size and layout. Currently arranged as two sets of three cottages with a parking area in the centre of the properties. Each property benefits from its own garden area and achieves a combined rental income when fully tenanted of circa £41,984 PAE. The cottages are to be sold as one Lot, with tenants in situ as at the time of instruction.

#### ACCOMMODATION

**Number 2: End terrace cottage:** Two bedrooms, lounge, kitchen and bathroom. Double glazing. Auction surveyor unable to inspect this property at the time of instruction.

Rental income at the time of instruction: AST agreement for £600 PCM/£7,200 PAE. Energy Efficiency Rating – F.

**Number 4: Mid terrace cottage:** Three bedrooms, kitchen/diner, lounge, bathroom. Double glazing. Rental income at the time of instruction: AST agreement for £563 PCM/£6,756 PAE. Energy Efficiency Rating – F.

**Number 6: End terrace cottage:** Three bedrooms, kitchen, lounge, dining room, workshop, utility area, shower room. Double glazing. Rental income at the time of instruction: AST agreement for £520 every four weeks/£6,760 PAE. Energy Efficiency Rating – F.

**Number 10: End terrace cottage:** Three bedrooms, kitchen/diner, lounge, bathroom. Double glazing. Rental income at the time of instruction: Rental act of 1977 tenants for £576 every four weeks/£7,488 PAE. Energy Efficiency Rating – E.

**Number 12: Mid terrace cottage.** Two bedrooms, kitchen, lounge, bathroom. Double glazing. Rental income at the time of instruction: Rental act 1977 tenants for £260 every fourteen days/£6,760 PAE. Energy Efficiency Rating – F.

**Number 14: End terrace cottage.** Two bedrooms, kitchen, lounge, dining room,



bathroom. Double glazing. Auction surveyor unable to inspect this property at the time of instruction. Rental income at the time of instruction: AST agreement for £585 PCM/£7,020 PAE. Energy Efficiency Rating – E.

**Parking** Please note that there is a section of parking between the two sets of cottages which can be used by the current tenants in the properties. Number 6 has a parking space next to that property for its own use.

#### AUCTION VALUER

Lucy Fuller

#### VIEWING

Strictly by appointment with Miller Countrywide Penryn at pre-arranged times, details of which are available by contacting the branch on 01326 377077. General auction enquires 01395 275691.