



Benvenuto

Dobwalls, Cornwall, PL14 6JF



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Auction Guide Price **£100,000**

For sale by public auction on
Wednesday 2nd September 2026

Two bedroom detached bungalow in a
popular Cornish village

Excellent potential for renovation or
redevelopment subject to planning

Low maintenance gardens to the front
and rear elevations

Suitable for cash purchasers only due
to Cornish Unit construction



Description

Excellent located within the ever popular Cornish village of Dobwalls, is this delightful detached bungalow on a good sized plot, offered to the open market for the first time since it was built.

Offering spacious and well proportioned living accommodation throughout the property has been well-maintained by the current vendors offering 758 sq ft of living accommodation.

This two bedroom detached bungalow is of Cornish Unit construction and available to cash purchasers only. The property has tremendous potential for renovation or possibly redevelopment subject to obtaining any necessary planning permissions required.

There is ample off-road parking to the front elevation whilst to the rear is a fantastic low maintenance garden with areas of level lawn and mature trees and shrubs bordering.



Accommodation

Entrance via uPVC door with obscure glazed panelling inset opening into:-

Hallway

Doors off to all rooms, access to attic via loft hatch, coving to ceiling.

Kitchen

Dual aspect having uPVC double glazed windows to both the side and front elevations, a range of fitted wall and base units with roll top work surfaces over incorporating a stainless steel sink and drainer with mixer tap over, integrated oven, integrated four ring electric hob with extractor fan over, space and plumbing for washing machine, space for under counter fridge, undercounter oil central heating boiler, tiled splashback, radiator, television point, coving to ceiling.

Living Room

uPVC double glazed windows to the rear elevation, multi fuel burning stove with stone surround and wooden mantle over, fitted base units, built-in airing cupboard, radiators, television point, coping to ceiling. uPVC door with glazed panelling inset opening into:-

Conservatory

Triple aspect having single glazed windows to both the side and rear elevations, sliding door leading onto rear garden.

W.C

Obscure uPVC double glazed window to the front elevation, low-level W.C, coving to ceiling.

Bathroom

Obscure uPVC double glazed window to the front elevation, pedestal wash hand basin with individual taps over, bath with wooden panel surround and individual taps over, chrome heated towel radiator, partially tiled floor ceiling throughout, coving to ceiling.

Bedroom

uPVC double glazed window to the front elevation, fitted wardrobes, radiator, coving to ceiling.

Bedroom

uPVC double glazed windows to the rear elevation, fitted wardrobes, radiator, coving to ceiling.





Outside

The property is approached via the shared entrance onto a tarmacadam driveway, this provides off-road parking for one vehicle.

To the rear elevation is a delightful low maintenance garden and is a great space for relaxing enjoying outdoor dining and entertaining.

A mature flower bed borders the garden with a wealth of mature shrubs throughout.



Auction Venue & Date

Lifton Strawberry Fields, Lifton, Devon PL16 0DH on Wednesday 2nd September 2026 at 7pm.

Registration

Please note ALL BIDDERS, including Kivells existing clients, will need to register with Kivells on the night of the auction in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (the "Regulations") – as of 26th June 2017.

Bidders will be required to provide one form of government issued photographic identity and a utility bill addressed to them at their home address, dated within 3 months of the date of the auction. Failure to do this, may prejudice your ability to bid on the night.

Online Bidding

Online bidding registration will be available 10 days before each auction and all bidders must register at least 48 hours prior to the auction. For further information, please visit or contact your local Kivells office.

Buyer's Administration Fee

All successful buyers at Kivells' Property Auctions should note that on exchange of contracts, a Buyer's Administration Fee of £2,000 plus VAT (Total: £2,400 inc VAT) is payable to Kivells on the night of the auction. This fee can be paid by either bank transfer, personal cheque or debit card.

Please note if the lot is sold prior to auction, or afterwards, these fee's remain payable. There are no discounts for multiple lots purchased and you must consider this when bidding/offering prior.

All interested buyer's are advised to review the Auction Legal Pack prior to bidding, this can be obtained from Kivells website and is free to download.

Any fees that are owed in addition to the buyer's administration fee will be included within the legal pack.

Solicitor

Coodes Solicitors, St. Austell Business Park, Carclaze, St Austell, Cornwall, PL25 4FD. Tel: 01726 874700

Auction Payment

At the fall of the gavel the contract is legally binding and a 10% deposit (subject to a minimum fee of £5,000) will be required to be paid by the successful bidder. The deposit has to be paid to Kivells as auctioneers and can only be paid in the form of a cheque or bank transfer.

This deposit is also payable for all lots that are sold prior to auction.

ALL bidders must only bid if they can make this payment. Cheques must be drawn on a bank or branch of a bank in the United Kingdom, any other cheques may be rejected and it will be the responsibility of the purchaser to ensure they have the correct method of payment available at each auction.

Local Authority

Cornwall Council, Chy Trevail, Beacon Technology Park, Bodmin, Cornwall PL31 2FR.

Easements, Wayleaves, Rights of Way

The property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property.

Boundaries

Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the

interpretation of them, the question shall be referred to the vendor's agent whose decision acting as experts shall be final.

Plan of the Land

The plan is based on ordnance survey extracts, and the areas are not guaranteed. Purchasers must satisfy themselves as to their accuracy.

Land Plan

Not to scale and for identification purposes only.

Guide Prices

Guide prices given are indications within 10% upwards or downwards of where the reserve price may be set at the time of going to print. Please note they are not an indication of the anticipated sale price or a valuation.

The reserve price is the minimum price at which the property can be sold, both the guide price and reserve price may be subject to change up to and including the day of the auction.

Please note that all prices listed, whether prior to or post auction, are subject to contract.

The Auctioneers and sellers accept no responsibility for any loss, cost or damage that a buyer may incur as a result of relying on any guide price. It is the buyer's responsibility to decide how much they should bid for any lot.

Please check with us for regular updates as guide prices are subject to change prior to the auction.

The guide price does not include the buyer's fee charged by the auctioneer or VAT which may apply to the sale or other amounts the seller may charge.

The seller's Special Conditions of Sale will state whether there are other seller's charges and whether the seller has elected to charge VAT on the sale price.

Services

Mains water, electricity and drainage and oil fired central heating.

All services remain untested.

⚡ EE Rating—TBC

£ Council Tax Band - B

/// Directions

What3Words – bonfires.grinning.squish

👤 Virtual Tour

<https://tour.giraffe360.com/8b1ab7cd2c91495eb06728d58123e653>

Viewings strictly by appointment only

Please ring **01579 345543** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.

Disclaimer

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