



Higher Bush House, Bush Lane, Spaxton, Bridgwater TA5 1AH

Auction Guide Price £150,000 - £175,000

GIBBINS RICHARDS 
Making home moves happen

FOR SALE BY PUBLIC AUCTION (date to be confirmed) at a Guide Price of £150,000 - £175,000.

The house is situated on the edge of Spaxton in the Quantock Hills and dates in part to the Tudor period. It offers a flexible interior and outbuildings with potential for ancillary accommodation (subject to planning). The house is in a near-derelict condition and access to some of its parts are limited. Taunton is approximately 10 and Bridgwater 5 miles. What3Words location: started.contained.undivided

There is also a separate field of approx 0.9 acres, which will be sold separately as a later lot in the same auction, with a first option to purchase available to the buyer of the property.

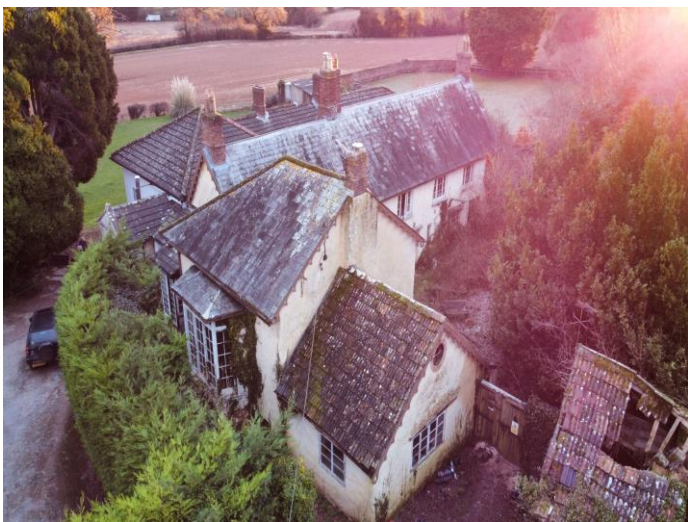
Tenure: Freehold / Energy Rating: N/A / Council Tax Band: F

Please visit <https://www.networkauctions.co.uk>

Viewings are strictly by prior appointment only - please contact us for appointment times and dates.

FOR SALE BY PUBLIC AUCTION (date to be confirmed)
ATTACHED GRADE II* LISTED HOUSE
TUDOR ORIGINS AND LATER ADDITIONS
IN NEED OF COMPLETE RESTORATION AND RENOVATION
ON A 3/4 ACRE PLOT WITH WOODED AREA AND YARD
OUTBUILDINGS WITH PLANNING POTENTIAL FOR ANCILLARY
ACCOMMODATION
VIEWINGS STRICTLY BY APPOINTMENT ONLY
ADDITIONAL .9 ACRE FIELD AVAILABLE AS A SEPARATE LOT





Entrance Porch

Kitchen 15' 0" x 18' 0" (4.57m x 5.48m)

Breakfast Room 17' 0" x 12' 0" (5.18m x 3.65m)

Sitting Room 25' 0" x 17' 0" (7.61m x 5.18m)

Store 12' 0" x 7' 0" (3.65m x 2.13m)

Store 20' 0" x 11' 0" (6.09m x 3.35m)

Orchard Room 16' 0" x 13' 0" (4.87m x 3.96m)

First Floor Landing

Bathroom No measurements - restricted access

Bedroom 13' 0" x 12' 0" (3.96m x 3.65m)

Bedroom 12' 0" x 12' 0" (3.65m x 3.65m)

Bedroom No measurements - restricted access

Cloakroom

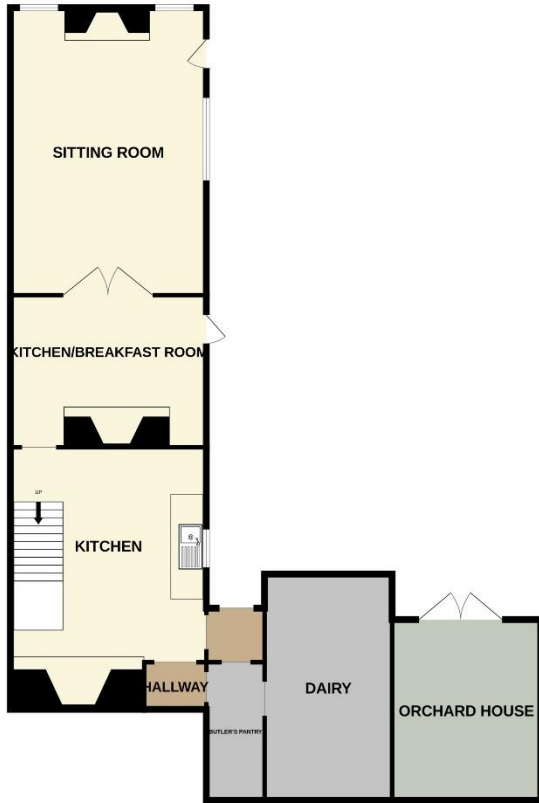
En-suite Bathroom 6' 0" x 4' 0" (1.83m x 1.22m)

Drawing Room 20' 0" x 19' 0" (6.09m x 5.79m)

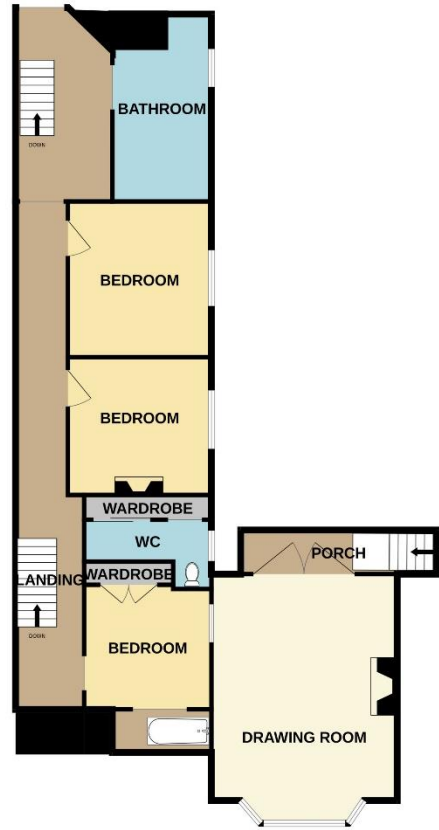
Agent's Note All measurements are approximate and for a guide only, and should not be relied upon. At the time of measuring, some rooms had restricted access so measurements could not be taken. For viewings, the first floor landing and bathroom over the main sitting room will not be accessible for safety reasons.

Outbuildings An 'L' shaped outbuilding comprising workshops, stable and garage space. Internal access was not possible at the time of measuring, so dimensions are external and approximate.

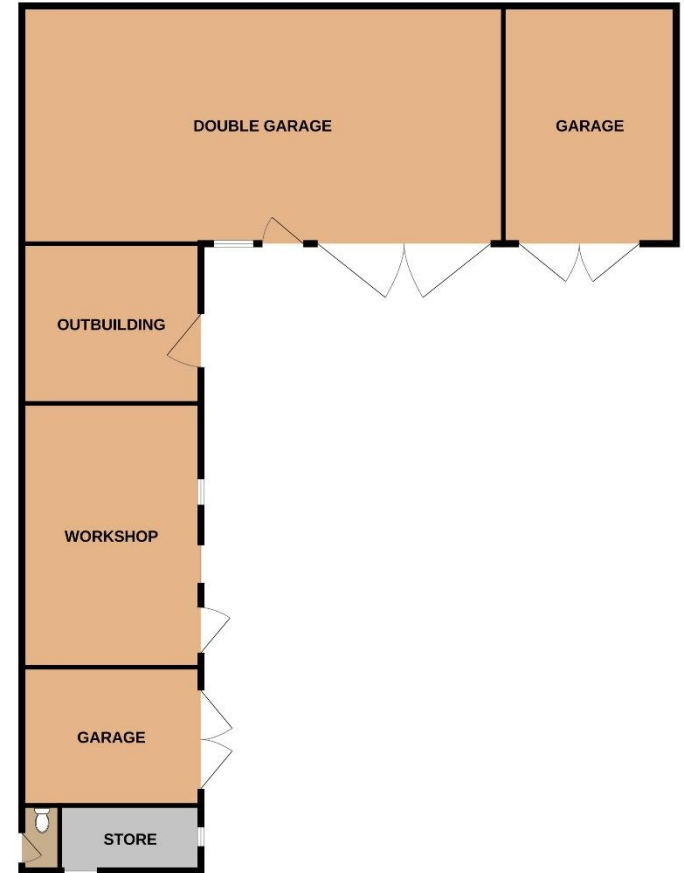
GROUND FLOOR
1446 sq.ft. (134.3 sq.m.) approx.



1ST FLOOR
1428 sq.ft. (132.7 sq.m.) approx.



GROUND FLOOR
1887 sq.ft. (175.3 sq.m.) approx.



TOTAL FLOOR AREA: 2874 sq.ft. (267.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL FLOOR AREA: 1887 sq.ft. (175.3 sq.m.) approx.

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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