



SPAXTON ROAD

Bridgwater, TA5 2PE

Auction Guide £200,000

Tamlyns

PROPERTY DESCRIPTION

SOLD BY AUCTION. SIMILAR REQUIRED. A wonderful opportunity to purchase a period semi-detached cottage, requiring complete renovation, offering enormous potential for redevelopment and improvement (STCs), EPC F

Situation

Spaxton lies approximately four miles to Bridgwater's west within the foothills of the Quantock Hills, an area designated for its outstanding natural beauty. The village offers amenities to include: Post Office and stores, primary school, village hall and church. Bridgwater provides a wider range of facilities as well as fast road and rail access to the rest of the Country.

Local Authority

Somerset Council Tax Band: D
Tenure: Freehold
EPC Rating: F

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON
THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

house.sales@tamlyns.co.uk



PROPERTY DESCRIPTION

Longthorns Cottage is an attractive semi-detached dwelling, one of a pair, built during the late nineteenth century and finished in local, red sandstone. It is thought to have originally been the gardener's cottage for the nearby Longthorns House until all were sold during the sixties. The new owners farmed nearby and subsequently resold the main house, retaining the cottage and keeping the former gardener on to become their cowman. We understand that the cowman and his family lived in the cottage as tenants for over one hundred years and both he and his wife lived out their days there.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with Tamlyns on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with Tamlyns.

The property is available to be viewed during open viewing sessions, or by appointment via Tamlyns or The Auctioneer. Bids can be made via Tamlyns' or via The Auctioneer's website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both Tamlyns and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all

interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both Tamlyns and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Open Viewing Sessions

Saturdays 14:00 - 15:00.

Draft Details

Porch

Reception Room One

12'11 x 9'5 (3.94m x 2.87m)

Reception Room Two

12'11 x 10'1 (3.94m x 3.07m)

PROPERTY DESCRIPTION

Kitchen

11' x 9' (3.35m x 2.74m)

Bathroom

8'6 x 4'11 (2.59m x 1.50m)

Bedroom One

13'5 x 9'9 (4.09m x 2.97m)

Bedroom Two

13'4 x 9'9 (4.06m x 2.97m)

Bedroom Three

11' x 9' (3.35m x 2.74m)

Services

Electricity, water and telephone. Private drainage.

Material Information

Mobile telephone and broadband coverage available. To confirm the nature of the coverage and speeds, etc., please see:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

The property has not flooded within the last five years. For more information, please see:

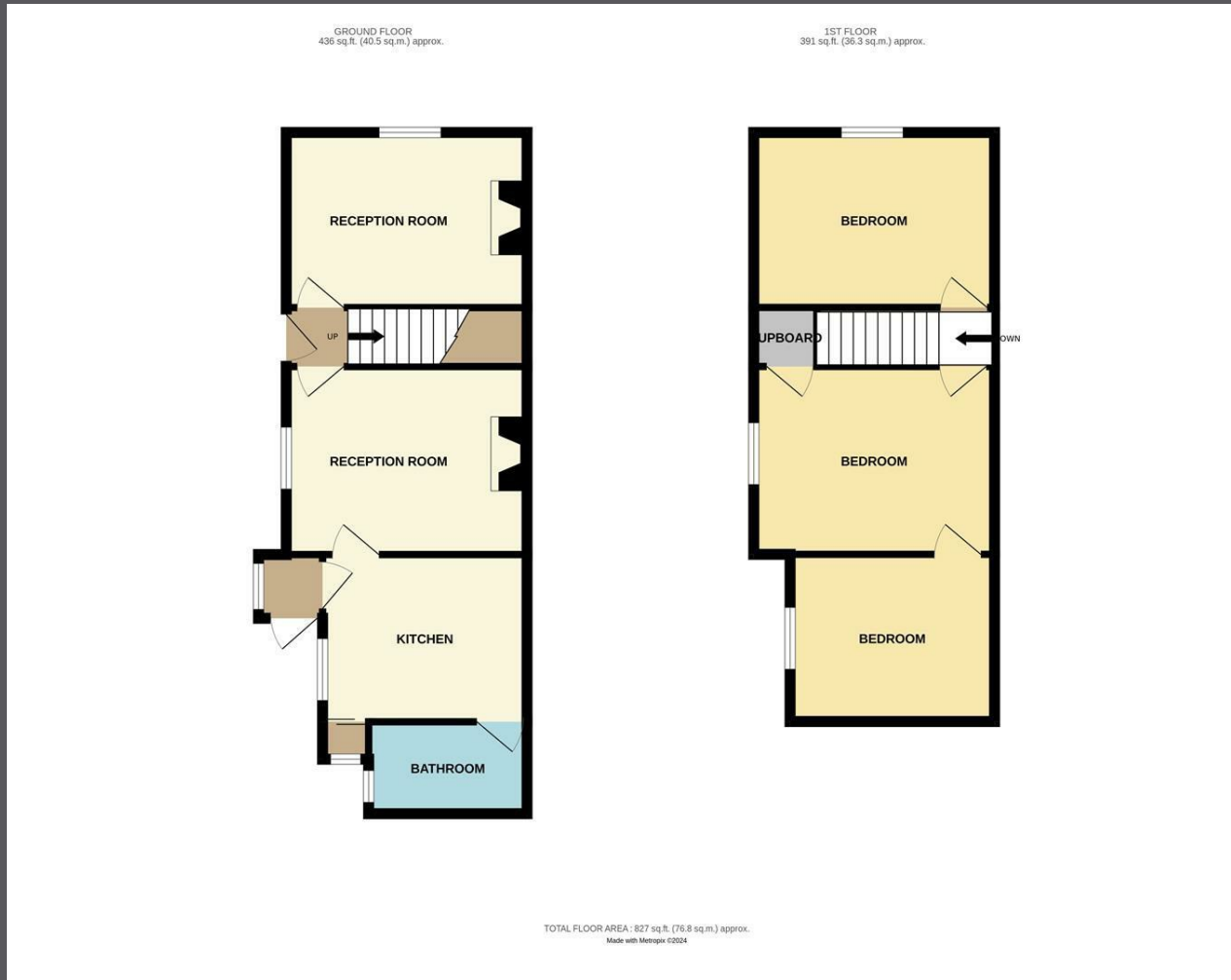
flood-map-for-planning.service.gov.uk/location







PLAN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		28	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.

Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

