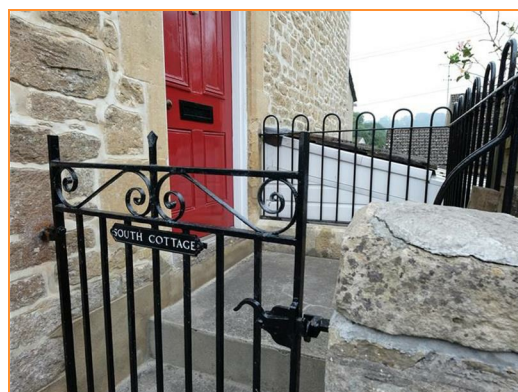




**South Cottage High Street, Freshford, Bath, BA2 7WE**

**Sold @ Auction £250,000**

Hollis Morgan SEPTEMBER AUCTION LOT NUMBER 24 - A charming END OF TERRACE COTTAGE with GARDEN and potential PARKING now in need of UPDATING but huge POTENTIAL and scope to EXTEND subject to planning.



# South Cottage High Street, Freshford, Bath, BA2 7WE

## FOR SALE BY AUCTION

\*\*\* SOLD PRIOR TO AUCTION \*\*\*

## LOT NUMBER 24

Wednesday 28th September 2016

All Saints Church Pembroke Road, Clifton, Bristol BS8 2HY

Legal packs will be available for inspection from 18:00.

The sale will begin promptly at 19:00

## WEEKLY SET VIEWING

\*\*\* SOLD PRIOR TO AUCTION \*\*\*

The property is OPEN FOR 30 MINUTES but please leave a minimum of 15 minutes to inspect the property. Hollis Morgan would be grateful if you could arrive promptly to inspect the properties at the START of the specified times as we have scheduled viewings throughout the day and CANNOT wait for late arrivals. You do not need to book an appointment as it is a set viewing – simply arrive at the stated time and a member of the Hollis Morgan Auction team will take your details and show you the property. Please note there are no viewings on Bank Holidays or on the day of the auction.

## SOLICITORS

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Gregg Latchams  
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## ONLINE LEGAL PACKS

Digital Copies of the Online legal pack can be downloaded Free of Charge. Please visit the Hollis Morgan Website and select the chosen lot from our Current Auction List. Follow the RED link to "Download Legal Packs" For the first visit you will be required to register simply with your email and a password. Having set up your account you can download legal packs or if they are not yet available they will automatically be sent to you when we receive them. You will be automatically updated by email if any new information is added. \*\*\* STAY UPDATED \*\*\* By registering for the legal pack we can ensure you are kept updated on any changes to this Lot in the build up to the sale.

## THE PROPERTY

This character stone built cottage ( 821 Sq Ft ) is believed to date from circa 1600 with character features including Ingle nook fireplace, sash windows & exposed stone walling. The property is arranged over 3 floors and has an enclosed rear garden with potential for off street parking using the access lane to rear - please note there is a right of way over the access lane from neighbouring properties. The property is not listed but is within a conservation area.

## EXTENDED COMPLETION

Completion is set for 6 weeks from exchange of contracts or earlier by mutual consent.

## LOCATION

The property is situated within a highly sought after village if Freshford approximately 5 miles South East of Bath and 5 miles west of Bradford on Avon. It is rare to find a village around Bath which offers the facilities including village shop, excellent Primary school, bus services, railway station and village public house. There are delightful walks through open countryside available nearby. Excellent transport links with railway link to Bath.

## THE OPPORTUNITY

The property now requires basic updating and would benefit from some rearrangement on the ground floor to create an open plan living space opening onto the garden but would make a fine home. There is a scheme in place to extend the property and create 3 bedrooms - no planning has been sought or granted. Please refer to online legal pack to view the proposed plans.

## ACCOMMODATION

Sitting Room, Dining Room, Kitchen, Conservatory, Shower Room, Two Bedrooms, Garden

Entrance  
Solid front door leading to.....

Sitting Room 14' 10" Max x 13' 1" Max ( 4.52m Max x 3.99m Max )  
Two sash windows to side, Stripped wooden floor, Feature fireplace, Built-in cupboard, Built-in airing cupboard with radiator, Radiator. Door to:-

Landing  
Stairs to upper & lower floor.

Dining Room 14' 6" x 13' 9" ( 4.42m x 4.19m )  
Inglenook fireplace, Exposed ceiling beam, Three wooden windows to side, Wall light points, Two radiators, Laminate flooring. Door to conservatory.

Conservatory 9' 6" x 7' 2" ( 2.90m x 2.18m )

Ceramic tiled floor, Patio doors to garden, Double glazed windows, Built-in cupboard housing wall mounted Vaillant gas boiler, Radiator. Door to:-

Inner Hall  
Passage to Kitchen, Radiator. Door to:-

Shower Room  
Window to front. Tiled shower cubicle with shower head over, Pedestal wash hand basin with tiled splash back, Low level WC, Radiator, Ceramic tiled floor.

Kitchen 9' 3" x 7' 11" ( 2.82m x 2.41m )  
Window over looking the garden, Oak wall and base units. Stainless steel single drainer sink unit with mixer tap set in roll top work surface. Space and plumbing for washing machine, Electric cooker panel, Roof light, Radiator.

Second Floor Landing  
Doors:-

Bedroom One 15' x 8' 7" ( 4.57m x 2.62m )  
Sash window to side, Two radiators, Access to loft space. Built-in cupboard.

Bedroom Two 10' 1" x 7' 3" ( 3.07m x 2.21m )  
Sash window to side, Radiator, Access to loft space.

## OUTSIDE

To the rear is an enclosed garden laid to lawn with flower borders containing various shrubs and plants, walled to the boundaries. Gated access lane - please note neighbouring properties have right of way over this parcel of land.

## EPC

For full details of the EPC please refer to the online legal pack.

## BUYER'S PREMIUM

Please be aware all purchasers are subject to a £750 + VAT buyer's premium which is ALWAYS payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

## GUIDE PRICE

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

## RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

## OFFERS

Pre auction offers can be only submitted by completing the OFFER FORM which can be downloaded within the online legal pack. Please send the COMPLETED form to – olly@hollismorgan.co.uk Please note offers will not be considered until you have viewed the property and the COMPLETE legal pack has been released. In the event of an offer being accepted the property will only be removed from the auction and viewings stopped once contracts have successfully exchanged subject to the standard auction terms and payment of the buyers premium to Hollis Morgan.

## SURVEYS AND VALUATIONS

If you would like to arrange a survey or mortgage valuation of this Lot BEFORE the auction please instruct your appointed surveyor to contact Hollis Morgan and we will arrange access for them to inspect the property. Please note that buyers CANNOT attend the surveys and the surveyors are responsible for collecting and returning keys to the Hollis Morgan offices in Clifton.

## AUCTION BUYERS GUIDE VIDEO

We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you have any further questions regarding the process please don't hesitate to contact Auction HQ.

## TESTIMONIALS

We are very proud of what our past clients have say about us - please visit the Hollis Morgan website to read their testimonials.

## CHARITY OF THE YEAR

Hollis Morgan are supporting Home Start Bristol as our 2016 Charity of the year. We are delighted to announce that 10% of every buyer's premium will be donated to this excellent local charity – Home-Start Bristol provides a unique kind of help which has a profound impact on struggling families with young children, 98% of those who finished a period of support reported that their wellbeing had increased. If you would like to find out more about Home-Start Bristol and how you can support us please visit our website [www.homestartbristol.org.uk](http://www.homestartbristol.org.uk)



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