

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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Paddock End Newmans Lane Timsbury Bath BA2 0JA



Guide £220,000 - £230,000

For Sale By Auction 23rd May 2019. An established semi-detached property requiring improvement and repair, situated in a pretty location within this popular village. Well placed for access to Bath and Bristol.

*** KITCHEN * DINING ROOM * 23FT SITTING ROOM * CLOAKROOM/WC * FAMILY BATHROOM *
THREE BEDROOMS * GAS CENTRAL HEATING * DOUBLE GLAZING * ENCLOSED REAR
GARDEN * DRIVEWAY PARKING & GARAGE ***



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ENTRANCE HALL: Entry via obscure uPVC double glazed entrance door with obscure glazed uPVC side panel, uPVC double glazed window to front, radiator, stairs to first floor landing, obscure glazed door & panels to:

SITTING ROOM: 23'4" x 13'0" (7.11m x 3.96m) Measured to include chimney breast, wall-mounted gas fire, radiator, uPVC double glazed sliding patio door to rear garden.

REAR LOBBY: Door to Cloakroom/WC, open way to Dining Room, and open way to:

KITCHEN: 10'10" x 7'10" (3.30m x 2.39m) Range of fitted wall & base units with inset double stainless steel sink with mixer tap over, built-in four ring gas hob, built-in eye-level electric double oven & grill, space & plumbing for washing machine, space for upright fridge/freezer, wall-mounted cupboard housing Ideal Classic gas central heating boiler, part-tiled surrounds, radiator, obscure uPVC double glazed door to side, uPVC double glazed window to rear.

DINING ROOM: 16'0" x 7'10" (4.88m x 2.39m) Radiator, uPVC double glazed window to front.

CLOAKROOM/WC: Low level WC, wash hand basin, obscure uPVC double glazed window to side.

FIRST FLOOR LANDING: Access to loft space, doors off to:

BEDROOM ONE: 12'6" x 10'11" (3.81m x 3.33m) Radiator, access to eaves storage, uPVC double glazed window to rear.

BEDROOM TWO: 11'11" x 9'7" Radiator, access to eaves storage, uPVC double glazed window to front.

BEDROOM THREE 10'8" x 7'11 Radiator, uPVC double glazed window to rear.

FAMILY BATHROOM 7'10" x 7'9" Coloured suite comprising panelled bath with shower unit over, pedestal wash hand basin, low level WC, radiator, door to airing cupboard housing hot water cylinder & shelving, obscure uPVC double glazed window to side.

OUTSIDE

FRONT The front garden is fronted by stone walling and mainly laid to lawn with established flower & shrub beds, driveway parking leading to:

GARAGE: Metal up and over door, personal door to rear garden.

REAR The rear garden is fully enclosed by stone walling & fencing and is mainly laid to lawn with a gravelled patio area, established Magnolia tree, established shrubs/bushes, raised flower beds, five bar gate to rear providing potential for further parking i.e. a caravan.

METHOD OF SALE: The property will be offered for sale by public auction in conjunction with Auction House Bristol and Weston 23rd May 2019 at 7pm at Ashton Gate Stadium, Winterstoke Road, Bristol BS3 1LQ.

JOINT AUCTIONEERS: All enquiries should be directed to the joint auctioneers Messrs Davies & Way and Messrs Geoffrey Smith Estate Agents.

SOLICITORS: Messrs Thatcher & Hallam Solicitors, The Island, Midsomer Norton, Radstock BA3 2HJ Tel: 01761414646 FAO: Rebecca Robinson Email: rrobinson@th-law.co.uk

VIEWINGS: Will be on a block basis at a time directed by the joint auctioneers.

Council Tax: According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is 'C'.

Auction information

The Catalogue Details of the property and land to be sold are set out in our catalogue. All lots are sold subject to Special Conditions of Sale. It is important that prospective purchasers satisfy themselves as to the location, boundaries, condition and state of the lots before the auction.

Plans, Maps and Photographs The plans, maps and photographs published on our website and in the catalogue are to aid identification of the property only. The plans are not to scale.

Energy Performance Certificates (EPCs) Where required we include EPC ratings within Full Details and on the lot page within our catalogue. When available EPC Graphs can be viewed online at bristol@auctionhouse.co.uk.

Guide Prices Guide prices quoted online and in the catalogue are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. The sale price will be dependent on bidding in the auction room and on the Vendors' instructions.

Reserve Price Each property will be offered subject to a reserve price which we expect will be set within the guide price range or no more than 10% above a single figure guide. This is a confidential figure set between the Vendor and the Auctioneer just prior to the auction. It is a figure below which the Auctioneer cannot sell the property during the auction. After the auction offers will be sought and considered on Unsold Lots at prices below the reserves.

The Legal Aspect Buying at auction is a contractual commitment. Before making an offer prior to auction or bidding at the auction it is advisable to consult a solicitor regarding the General and Special Conditions of Sale, the local authority search and other legal documentation.

Pre Auction Sales Offers made on property included in this auction catalogue may be accepted by the Vendor prior to the auction. If you are intending to bid at the auction for a specific lot, we recommend that you keep in contact with the Auctioneer's office. The Auctioneers or Vendors cannot be held responsible for costs incurred in respect of any lot which is withdrawn or sold prior to auction.

Post Auction Sales If a property you are interested in is not sold during the auction please speak to the Auctioneer and make an offer at, above or below the Guide. Your offer will be put forward to the Vendor and if accepted, you will be able to proceed with your purchase under auction rules.

Attending the Auction It is always wise to allow sufficient time to get to the auction. Legal packs for most of the properties will be available for inspection. It is important you read these and the final addendum/alteration list which will also be available as any purchase will be subject to these.

Bidding Each property will be offered individually by the Auctioneer. Ensure that your bids are clear and noticed by the Auctioneer. If you are successful in bidding for the property you will be approached by a member of Auction House staff who will request your personal information and identification. You will then be guided to the cashiers desk for payment of the deposit.

Bidding by Proxy or Telephone If you are unable to attend the auction you are invited to contact us to discuss special arrangements for bidding by proxy or telephone. A pre auction bidding form and conditions can be downloaded from the 'How to bid at Auction' page located as a menu choice located under the 'Buy' tab above or from our catalogue.

Proof of Identification In order to abide by the money laundering regulations we ask that all prospective purchasers provide proof of identity. Please bring your passport or photographic UK driving licence and a current utility bill, bank statement or council tax bill to the auction. If purchasing on behalf of a company you will also need to present proof of your position within the company and company letterhead.

Solicitors Details The name, address and telephone number of the solicitor who will be acting for you in any purchase will be required before you leave the auction room.

Deposit When you buy a property you will be approached by a member of Auction House staff and asked to go to the cashiers desk to sign the Memorandum of Sale. You will be asked to pay a deposit of 10% of the purchase price subject to a minimum deposit of £3,000. Deposits can only be paid by bankers draft, building society cheque or personal cheque. Cash or card payments will not be accepted. Please note, should the cheque have to be represented, a processing charge of £50.00 + VAT will be charged by deduction from the deposit.

The Contract The Memorandum of Sale will be signed in duplicate. One copy will be given to you, which you must give to your solicitor. The second copy will be retained by the Vendors' solicitor. Completion usually takes place after 28 days but this date can vary. The legal pack of each property will state the completion date due. The date may also be announced immediately prior to the commencement of bidding of each lot.

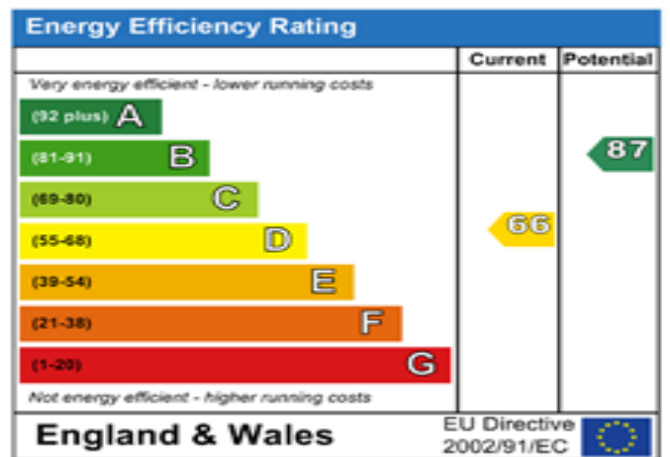
Administration Charge and Buyers Premium Purchasers will be required to pay by cheque, an administration charge of 0.3% inc of VAT and minimum fee £1200 inc of VAT in addition to the deposit, together with a buyers premium of £500 including VAT. A VAT receipt will be issued after the auction.

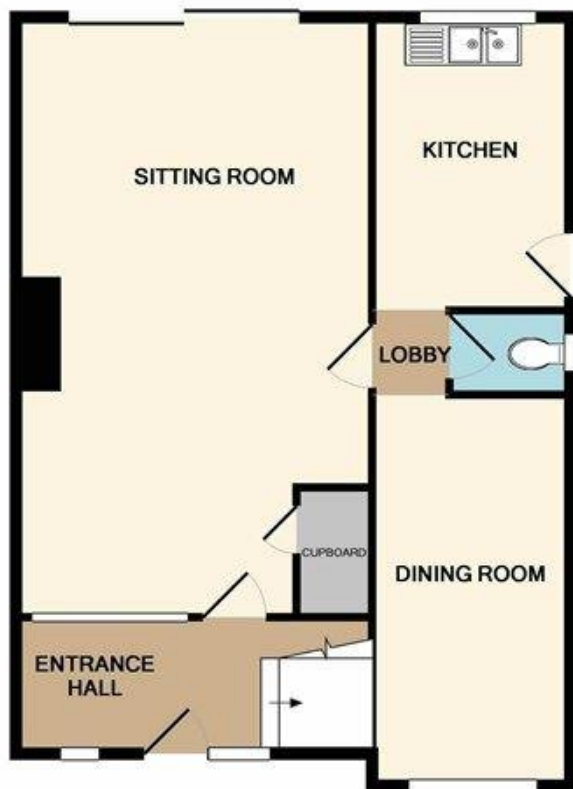
Disbursements: Please see the legal pack available at www.auctionhousebristol.co.uk for any disbursements listed that may become payable by the purchaser on completion.

Viewing Due to the nature and condition of auction properties we highlight the potential risk that viewing such properties carries and advise all to proceed with caution and take necessary requirements to ensure their own safety whilst viewing any lot in this catalogue. Viewings are conducted entirely at your own risk, these properties are not owned or controlled by Auction House and we cannot be held liable for loss or injury caused while viewing or accessing any Lot. Due to the nature of some auction properties, electricity may not be turned on therefore viewing times are restricted. Viewers will also have to bring their own lighting/ladders if wanting to inspect cupboards, cellars and roof spaces.

Disclaimer/Particulars on the website and within our catalogue are believed to be correct but their accuracy is not guaranteed. Information relating to Rating matters has been obtained by verbal enquiry only. Prospective purchasers are advised to make their own enquiries of the appropriate Authority. All measurements, areas and distances are approximate only. Potential purchasers are advised to check them.

DIRECTIONS: On entering Timsbury from the Camerton and Meadgate direction proceed along North Road through the centre of the village. At the far end take a left hand turning into Newmans Lane. Paddock End can be found situated a little way along on the left hand side recognised by the For Sale board.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to 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 conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.

DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.