



1 MORGANS BUILDINGS  
CLAPTON IN GORDANO, BRISTOL, BS20 7RP

Auction Guide £150,000+

- 13 February LIVE ONLINE AUCTION
- Charming end-terraced period cottage
- Two bedrooms and two reception rooms
- Idyllic rural location surrounded by lush greenery and rolling hills
- Easy access to Portishead
- 8-week completion



Auction & Commercial  
22 Richmond Hill, Clifton, Bristol, BS8 1BA

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)



# 1 MORGANS BUILDINGS, CLAPTON IN GORDANO, BRISTOL, BS20 7RP

## Auction Guide £150,000+

### FOR SALE BY AUCTION

This property is due to feature in our online auction on 13 February 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

### VIEWINGS

By appointment.

### SUMMARY

CHARMING PERIOD COTTAGE FOR UPDATING

### DESCRIPTION

An attractive two-bedroom end of terrace period cottage in need of updating, situated in the charming village of Clapton-in-Gordano on the outskirts of Portishead. The property benefits from wrap around gardens to the front, side and rear and offers great scope to add value. A superb opportunity for developers, investors and private buyers.

### LOCATION

Nestled in the picturesque North Somerset countryside, Clapton-in-Gordano is a charming village that offers the perfect blend of rural tranquility and convenient connectivity. This sought-after location is surrounded by rolling hills, lush greenery, and historic charm, making it an idyllic setting for families, professionals, and retirees. The property is just a short drive from the bustling town of Portishead, which provides a range of amenities, including supermarkets, boutiques, cafes, and restaurants. The vibrant city of Bristol is also within easy reach, offering extensive shopping, cultural, and entertainment opportunities.

### ACCOMMODATION

The property comprises of an entrance porch, living room with dual aspect windows, a dining room, kitchen and bathroom on the ground floor. The first floor provides two double bedrooms.

Please refer to floorplan for approximate room measurements and internal layout.

### TENURE

Understood to be freehold, please refer to the online legal pack for confirmation.

### COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

### ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: E

### LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email [lettings@maggsandallen.co.uk](mailto:lettings@maggsandallen.co.uk).

### AUCTION OR BRIDGING FINANCE REQUIRED?

Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email [admin@maggsandallen.co.uk](mailto:admin@maggsandallen.co.uk)

### BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,500 plus VAT (£1,800 inc VAT) buyer's premium payable upon exchange of contracts.

### \*GUIDE PRICE

Guide Prices 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. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

### 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.

### PROXY, TELEPHONE & ONLINE REMOTE BIDDING

The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.

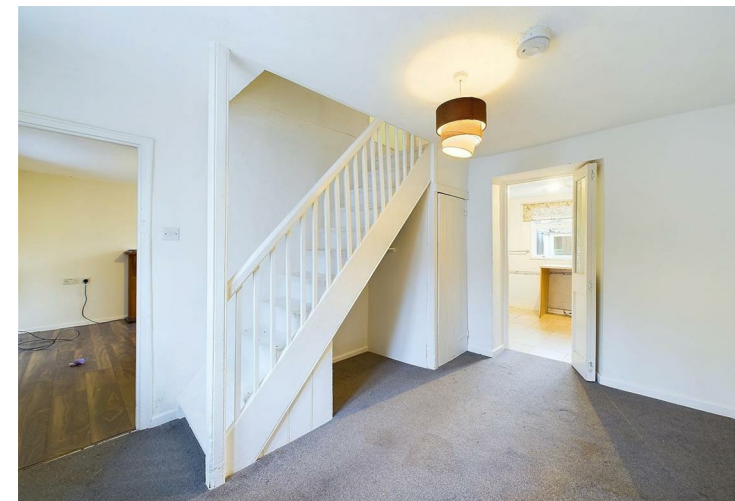
### PRELIMINARY DEPOSITS

The Preliminary Deposit required for each lot you wish to bid for will be calculated based upon the Guide Price as follows:

£1,000 - £150,000: £5,000  
£151,000 and above: £10,000

If you bid is successful, the balance of the deposit monies and Buyer's Premium (£1,800 inc VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.

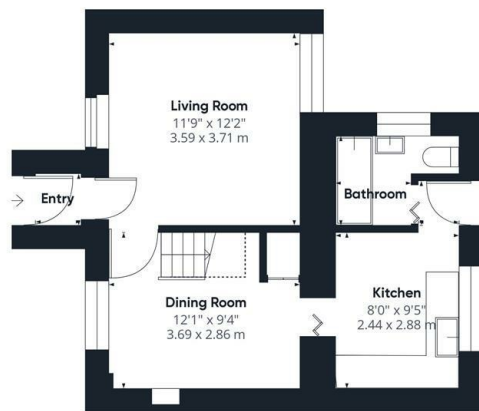
### RENTAL ESTIMATES





Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

637.87 ft<sup>2</sup>  
59.26 m<sup>2</sup>

**Reduced headroom**

12.07 ft<sup>2</sup>  
1.12 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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