



2 MORGANS BUILDINGS

CLAPTON IN GORDANO, BRISTOL, BS20 7RP



AUCTION GUIDE £120,000+

A charming two-bedroom period cottage, situated in the idyllic village of Clapton-in-Gordano on the outskirts of Portishead. The property would benefit from modernisation and presents a superb opportunity to add value. There is a good-sized garden to the rear excellent transport links are provided to the M5 and Portishead.

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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

SOLD FOR £142,500 - PERIOD TWO-BEDROOM COTTAGE FOR UPDATING

DESCRIPTION

A charming two-bedroom period cottage, situated in the idyllic village of Clapton-in-Gordano on the outskirts of Portishead. The property would benefit from modernisation and presents a superb opportunity to add value. There is a good-sized garden to the rear excellent transport links are provided to the M5 and Portishead.

LOCATION

Nestled in the picturesque North Somerset countryside, Clapton-in-Gordano is a charming village that offers the perfect blend of rural tranquillity 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 ground floor accommodation comprises of an entrance porch, living room, kitchen and bathroom whilst 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 28th March 2025.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D

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.

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

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:



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.