



BRAMBLE COTTAGE
Butcombe, North Somerset BS40 7UU

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The Batch, Butcombe
North Somerset, BS40 7UU

A mid terrace village cottage requiring renovation.

- Renovation required
- Mid Terrace village cottage
- Two bedrooms
- Sitting room with fireplace
- Kitchen
- Ground floor bathroom
- Long rear garden
- Garden outbuilding
- EPC Rating: G

FOR SALE BY AUCTION

(Unless Sold Prior)

Tuesday 8th December 2020 at 7.00 pm

**ONLINE AUCTION ONLY
PRE-REGISTRATION ESSENTIAL**

Barley Wood Stables, Long Lane,
Wrington, North Somerset, BS40 5SA
wrington@djandp.co.uk
Tel 01934 864300
www.djandp.co.uk

DESCRIPTION

Bramble Cottage is a mid terrace cottage located in the centre of the village of Butcombe just 1 mile from Blagdon and 2 miles from the A38 to Bristol. The property requires renovation and is offered with vacant possession.

SITUATION

The property is located in The Batch, Butcombe, slightly elevated from the centre of the village. Butcombe is a quiet rural village on the northern side of Blagdon Lake. Blagdon is just 1 mile away where you will find a village stores, post office, beauty salon, butcher, coffee shop, village club and hall, primary school and parish church – a thriving community. The A38 to Bristol is about 2.5 miles.

ACCOMMODATION

The accommodation, is laid over two floors with a front entrance door onto a shallow pavement and rear entrance door from the kitchen to the garden.

We are informed that there is a pedestrian right of way to the rear of the property over the adjoining left hand cottage.

A front entrance door leads into an entrance hall with quarry tiled floor and stairs to the first floor. Door into sitting room which is a good size with window to front with wide quarry tiled sill. There is a fireplace alcove inset with wood burning stove (not tested) with stone insets and beam lintel over. Under stairs storage cupboard. A door from the sitting room leads into the kitchen, which is fitted with laminate base and floor units with single drainer stainless steel sink unit and door to the rear garden. An inner hallway leads from the sitting room into the bathroom, which is fitted with a white suite of low level w.c., wash hand basin and bath with shower over.

The stairs rise from the entrance hall to the first floor landing, with upvc double glazed window overlooking the rear with country views and loft access. Bedroom one is located at the front with upvc double glazed window and built in over stairs storage cupboard. Bedroom two is at the rear with upvc double glazed window with country view and built in storage cupboards.

There is a door from the kitchen into the garden and a pedestrian right of way to the south side.

OUTSIDE

There is a patio area immediately outside the kitchen door and a block built OUTBUILDING.

Beyond this area the garden narrows and runs for some distance, gently sloping down to the brook.

LOT NO 7

SPECIAL CONDITIONS

The purchaser will contribute £700 + VAT towards vendor's Agents fee.

VENDOR'S SOLICITORS

Ms K Dawson
Bennetts Solicitors
Barley Wood Stables
Long Lane
Wrington
North Somerset
BS40 5SA
Tel: 01934 862786
Email: kay.dawson@bennettlaw.co.uk

LOCAL AUTHORITY North Somerset Council

VIEWING

Strictly by appointment with the Agents:
DJ&P Newland Rennie
Tel: 01934 863400

GUIDE PRICE £200,000

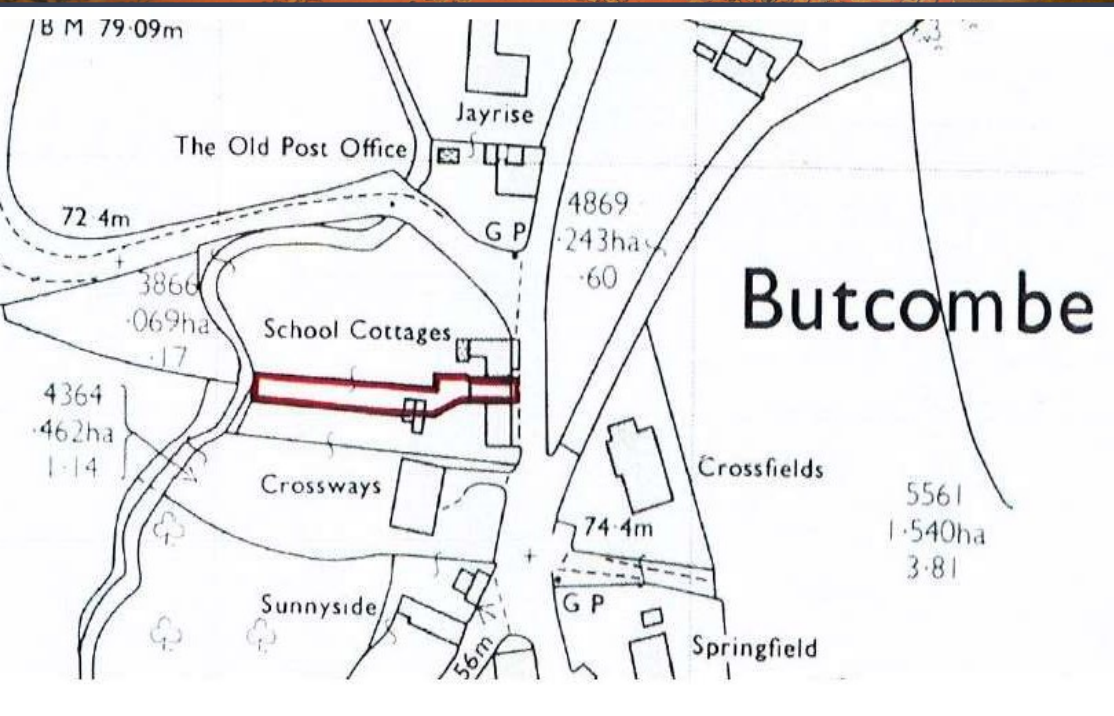
REFERENCE 25806/2/231020

PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of DJ&P Newland Rennie or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



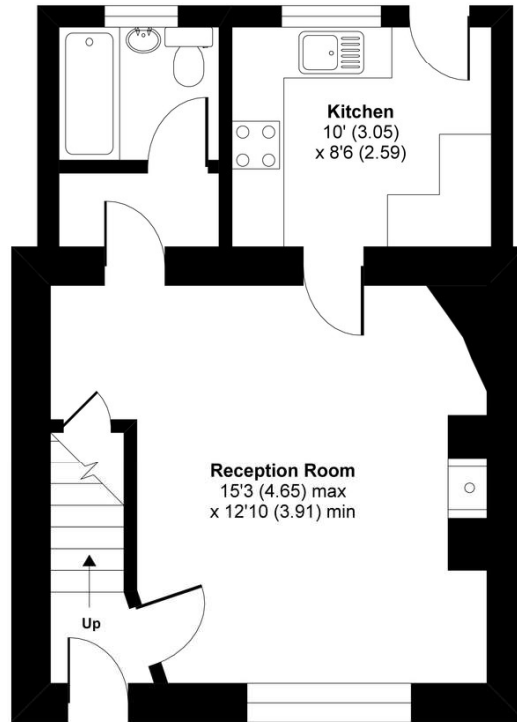
Bramble Cottage, Butcombe, Bristol, BS40

Approximate Area = 682 sq ft / 63.3 sq m

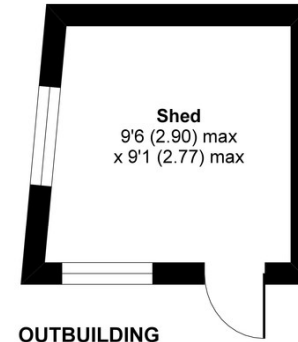
Outbuilding = 83 sq ft / 7.7 sq m

Total = 765 sq ft / 71 sq m

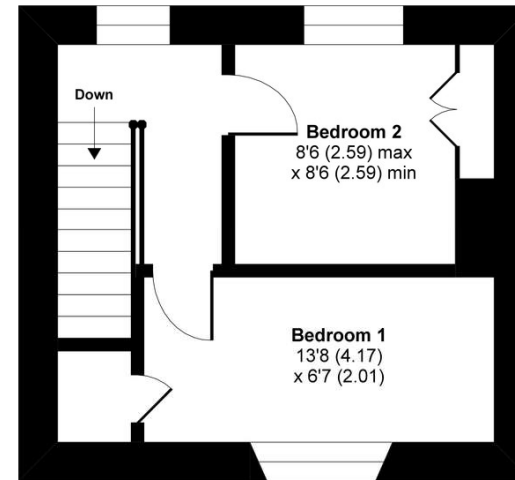
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GROUND FLOOR



OUTBUILDING



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for David James & Partners LLP. REF: 659763