



## HIGH STREET

Stogursey, Bridgwater, TA5 1TD

**By Auction £225,000**

**Tamlyns**

## PROPERTY DESCRIPTION

Nestled in the charming village of Stogursey, Bridgwater, this delightful thatched cottage offers a unique blend of character and comfort. Located on the High Street, the property is surrounded by the picturesque scenery that this quaint village is known for. As you step inside, you will be greeted by an inviting atmosphere, enhanced by beautiful flagstone flooring and exposed beams that showcase the cottage's original features. These elements not only add to the aesthetic appeal but also provide a sense of history and warmth that is often sought after in a home. The cottage boasts ample parking for two vehicles, a rare convenience in such a charming village setting. Residents will appreciate the close proximity to local shops and pubs, making it easy to enjoy the community spirit and amenities that Stogursey has to offer. This property is perfect for those seeking a tranquil lifestyle in a picturesque location, while still being within reach of modern conveniences. Whether you are looking for a family home or a peaceful retreat, this thatched cottage is sure to impress with its character and charm. Don't miss the opportunity to make this enchanting property your own.

### Situation

Charming Semi Detached Grade II Listed Property\* 2 Bedrooms\* Kitchen/Breakfast Room\* family Bathroom\*Private Garden with Patio Area\*No Onward Chain\*Immediate 'exchange of contracts' available\*Being sold via 'Secure Sale'

### Local Authority

Council Tax Band: B  
Tenure: Freehold  
EPC Rating:

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 454500**

[house.sales@tamlyns.co.uk](mailto:house.sales@tamlyns.co.uk)



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<https://www.pattinson.co.uk/property/496138>

## Auction Details

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £240,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied

by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

### Accommodation

All measurements are approximate.

### Entrance

Front door to Inner Hallway, beamed ceiling, door to:

### Kitchen/Breakfast Room

13'2" x 12'2" (4.01m x 3.71m)

Breakfast Room: Georgian bar pane glassed window to front, radiator, paneling, flagstone floors, beams, feature fireplace.

Kitchen Area: Range of cream wall and base units with contrasting roll edged work surfaces, tiled floor, space and plumbing for washing machine, slimline dish washer, space for fridge/freezer, spot lighting, 1 1/2 bowl stainless steel single drainer sink unit with mixer tap, beamed ceiling, integrated double oven with electric hob and extractor fan, window to side with window seat and beam over.

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## Lounge

14'2" x 10'1" (4.32m x 3.07m)

Paneled Georgian window to front with window seat, built in cupboard with latch doors, feature fireplace with beam over and inset wood burner, 2 covered radiators, door to:

## Boot Room

8'3" x 7'0" (2.51m x 2.13m)

Bin cupboard, Seating area, loft access, flagstone flooring, double glazed diamond leaded window to rear, stable door to rear, enclosed stairs rising to:

## First Floor

### Landing

Beams to ceiling, airing cupboard with shelving, door to:

### Master Bedroom

17'3" x 16'1" (5.26m x 4.90m)

Window to front, 2 x radiators, built-in cupboards, beams to ceiling, wooden flooring.

### Bedroom 2

12'5" x 10'4" (3.78m x 3.15m)

Window to front with window seat, covered radiator.

### Shower Room

7'6" x 6'7" (2.29m x 2.01m)

Window to rear, built in cupboard, vanity sink, low level WC, airing cupboard housing immersion, tiled floor, tiled walls, hand towel rail, walk in shower cubicle with electric wall mounted Mira shower.

## Outside

### Courtyard

The courtyard is approached from the parking area, and the stable door gives access into the boot room.

### Detached Garden

The garden is enclosed by picket fencing and a gate with mature trees and shrubs and also has a patio area, this is a pretty mature cottage style garden.

### Parking

There is allocated parking for two vehicles

## Material Information...

Additional information not previously mentioned

- Mains electric & water.
- Not water metered.
- Electric heating.
- Mains Sewerage.
- No Flooding in the last 5 years or not.
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)

## General Information/Note to Buyer

This property was re-thatched in 2014, it has all the period cottage features you would accept but has not restricted headroom from the beamed ceilings. The vendors have decided to put the property up for sale via the auction process as they are really keen to get moved due to family circumstances.







# PLAN



## IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.

Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

