



Auction Guide Price £200,000 to £230,000*

Thursday 12th March 2020, 7pm

The Standerwick Suite, Frome Livestock Market, Frome, BA11 2QB.

Bilbury Lane
Glastonbury, Somerset
BA6 8LX

COOPER
AND
TANNER



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Description

This detached bungalow occupies an enviable plot and includes a substantial outbuilding that benefits from vehicular access onto the adjoining Cinnamon Lane.

The property does require modernisation but offers huge scope to improve and develop, subject to the necessary permission. The internal layout comprises of an entrance vestibule with archway leading through to a well-proportioned lounge/diner. This room is fitted with a gas fire and a further archway that leads through to the kitchen. The kitchen comprises a range of wall, drawer and base units, which incorporate an integrated electric oven and gas hob. Sliding doors lead out to two UPVC conservatory's, the larger providing access to the substantial rear garden

The remaining accommodation includes two double bedrooms, a smaller study/bedroom, family bathroom and a useful utility room with side access. The largest bedroom is fitted with a shower cubicle and mains shower attachment, whilst bedroom two benefits from built in storage.

Outside

The property is approached via a long tarmac driveway that leads to a single garage. There is a pedestrian side gate providing access to the extensive, tiered rear garden. The garden enjoys a good amount of privacy and includes a substantial UPVC outbuilding with adjoining workshop, both of which benefit from direct vehicular access onto Cinnamon Lane.

Deposit

On conclusion of the auction, successful bidders will be required to pay to the solicitor acting for the vendor a deposit cheque of 10% of the purchase price. If you are unable to pay by cheque, then you need to make prior arrangements with the solicitor about how you will be making the payment.

Completion

Completion has been set for Thursday 9th April 2020 or earlier by arrangement.

Buyers Lot Charge

£550 inclusive of VAT per lot to be paid to Cooper and Tanner by cheque at the conclusion of the auction.

Proof of Identity

The successful bidder will be required to produce on the evening of the auction two forms of identification: one photographic and one confirming their address. They will also be required to produce proof of funding. Please note: If you do not have these documents with you at the time of registration, we will not be able to issue you with a bidding number.

Solicitors

Desmond Miller
First Floor Offices
High Street, BA6 8DS
01458 833660

Local Council: MENDIP district council

Council Tax Band: C

Heating: Gas Central Heating

Services: Potential purchasers are advised to make their own enquires and satisfy themselves with regards to services.

Tenure: Freehold

VAT: The purchase price is not subject to VAT

Viewing: Via Cooper and Tanner, Glastonbury office.

Conditions of Sale

Unless otherwise stated, each Lot is sold subject to the current edition of the Law Society's Standard Conditions of Sale and the General and Special Conditions of Sale for each lot.

Sale details

The details of each lot have been prepared based on information given by the vendor and their solicitor. There may be occasions where the person acting on behalf of the vendor does not know the property in detail. Therefore, potential purchasers must satisfy their own enquiries and should refer to the legal documents available at either the Auction Department from the vendors' solicitors.

Legal packs

These will be available to view at the Auction Department office. Alternatively they can be obtained from the vendors' solicitors. There may be a charge payable direct to the solicitor. We recommend that each potential purchaser take independent legal advice on the content of the packs. Potential purchasers are deemed to have made all the necessary enquiries and purchase with full knowledge of the content of the legal packs.

Registration of Interest

Cooper and Tanner encourage potential purchasers to register their interest in specific lots. This will enable the Auction Department to inform you of any amendments made to that lot during the lead up to the auction day.

Tenure and Possession

Unless stated otherwise, the tenure of each lot is freehold and vacant possession will be given upon completion.

Proof of Identification

If you are a successful buyer at one of our auctions you will be required to produce two forms of ID. One must be a photographic form and the other a utility bill that is no more than 3 months old confirming your address. We will also need to see proof of the source of funds, for example a bank statement. We must see the originals of each and a copy will be made for us to retain on our files.

Questions

The vendors' solicitors are usually available for questions prior to the start of the auction. However, there may be occasions when they are unable to attend. Therefore, it is advisable that any queries have been answered before the date of the auction. Members of the Cooper and Tanner staff will be on hand and will be able to answer questions concerning the procedure. They will not be able to answer any legal questions. No further questions will be permitted once the auction has started.

Buyers Lot Charge

A Buyers Lot Charge will be applied to each lot, including those bought prior to and post auction, details of which are found within the general remarks for each lot. This is to be paid at the fall of the hammer. Cheques are to be made payable to Cooper and Tanner.

Bidding

When bidding for a lot, please make your bid clear to the auctioneer or his clerk. The auctioneer will be happy to take bids in smaller increments, for example £250 and multiples thereof. The auctioneer will call the bidding three times, giving you the opportunity to place a final bid.

Fall of the Hammer

On the fall of the hammer, the successful bidder is under a binding contract to purchase that property. The purchaser must then present himself or herself to the auctioneer's clerk, giving their name, address, solicitor's details and a form of identification. Please note the requirement for proof of identification as stipulated in the sale details

Deposit

A deposit of 10% of the purchase price will be payable to the vendors' solicitor at the fall of the hammer. Cash will not be acceptable and Cooper and Tanner do not have the facilities to take payment by credit or debit card.

Lotting

The vendors reserve the right to amalgamate, sub-divide or withdraw any or all of their property.

Areas and sale plans

The area and the sale plan have been calculated and produced using Promap Mapping software (Ordnance Survey licensed) and referenced where possible to the HMLR Title plan however they may not correspond with other mapping systems. The boundaries are clearly marked on site and potential purchasers should inspect them and make such enquiries as they deem necessary.

Proxy and Telephone bidding

Cooper and Tanner do accept bids by proxy or by telephone. Should you require any further information, please contact the Auction Department at least 48 hours before the auction to allow sufficient time for Anti-Money Laundering requirements to be fulfilled.

*Definition

Definition of Guide Prices

The guide price is an indication of the seller's current minimum price expectation at auction and the guide price, or range of guide prices, is given to assist prospective purchasers. The guide price can be adjusted by the seller at any time up to the day of the auction in light of the interest shown during the marketing period and bidders will be notified of this change on our website and by the auctioneer prior to the lot being offered.

Definition of Reserve Price

The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. It is usual, but not always the case that a provisional reserve is agreed between the seller and the auctioneer at the start of marketing and the Final Reserve Price will be agreed between the auctioneer and the seller prior to the auction sale. Whilst the reserve price is confidential it will usually be set within the quoted guide range and in any event will not exceed the highest quoted guide price.

Important Notice

These particulars are set out as a general outline only for the guidance of potential purchasers and do not constitute an offer or contract or part of the same. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any potential purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any photographs and plans are contained within the catalogue to identify the property to potential purchasers. They do not show the extent of the property and must not be relied upon to be to scale. It should not be assumed that each lot has the necessary planning consents, building regulations or other consents. The vendors reserve the right to sell their property prior to auction. Please contact Cooper and Tanner prior to the auction to check the availability of each lot

GLASTONBURY OFFICE

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glastonbury@cooperandtanner.co.uk

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