FOR SALE
SEMI-DETACHED HOUSE
Known As
1 GOOSE GREEN COTTAGES
SUTTON MALLET
SOMERSET
TA7 9AP

GUIDE PRICE £180,000 - £220,000

FOR SALE BY AUCTION
AT
THE OAK TREE ARENA
BRISTOL ROAD, EDITHMEAD, HIGHBRIDGE TA9 4HA

16TH MARCH 2017
AT 7 PM
Description
An attractive three bedroom semi-detached house located in the hamlet of Sutton Mallet on the edge of the Polden Hills. The property has its own detached garage situated in the rear garden with an area in front of the garage providing parking. There is the opportunity for modernisation of the property and the completion of an existing extension.

The Property Comprises:

Porch leading to:-

Entrance Hall  Doors to lounge, dining room.

Lounge (5.24m x 3.70m) Fireplace with stone surround, radiator and door to the rear garden.

Dining Room (3.66m x 2.96m) Radiator and door leading to kitchen.

Kitchen (2.15m x 4.65m) Floor and wall units with built in cupboards and boiler

First Floor

Landing with built in airing cupboard.

Bedroom 1 (2.94m x 4.11m) Radiator and built in cupboards.

Bedroom 2 (3.72m x 2.77m) Radiator.

Bedroom 3 (2.80m x 2.36m) Radiator.

Bathroom (2.94m x 4.11m) Bath with low level wash hand basin, low level w/c and radiator.

Extension

Living room (7.52m x 5.04m)

First Floor (7.52m x 5.04m)

Utility room (2.44m x 3.28m)

Boot room (2.10m x 2.44m)

Porch area (1.44m x 4.55m)
Outside
To the rear of the property there is a small lawn area with a detached garage (5.12m x 5.57m) with vehicular access to the side of the property. To the front of the property there is a driveway access with a lawn area and concrete path leading to the front door.

Service
Oil fired central heating, mains drainage and electric.

Planning permissions
Full planning permission has been granted for the extension on the 30/08/2006 and the full application and elevation plans can be viewed on the Sedgemoor District Council website using the reference numbers 46/00/0005 and 46/06/00011.

Building Regulations:
We would advise all prospective purchasers to make their own enquiries in relation to building regulations, however we understand the following reference numbers are associated with this property: FP/00/00633 and BN/06/01272.

Viewing schedule

<table>
<thead>
<tr>
<th>Monday</th>
<th>6th February</th>
<th>3:30 – 4:00 pm</th>
</tr>
</thead>
<tbody>
<tr>
<td>Thursday</td>
<td>9th February</td>
<td>10:30 – 11:00 am</td>
</tr>
<tr>
<td>Monday</td>
<td>13th February</td>
<td>3:30 – 4:00 pm</td>
</tr>
<tr>
<td>Thursday</td>
<td>16th February</td>
<td>10:30 – 11:00 am</td>
</tr>
<tr>
<td>Monday</td>
<td>20th February</td>
<td>3:30 – 4:00 pm</td>
</tr>
<tr>
<td>Thursday</td>
<td>23rd February</td>
<td>10:30 – 11:00 am</td>
</tr>
<tr>
<td>Monday</td>
<td>27th February</td>
<td>3:30 – 4:00 pm</td>
</tr>
<tr>
<td>Thursday</td>
<td>2nd March</td>
<td>10:30 – 11:00 am</td>
</tr>
<tr>
<td>Monday</td>
<td>6th March</td>
<td>3:30 – 4:00 pm</td>
</tr>
<tr>
<td>Thursday</td>
<td>9th March</td>
<td>10:30 – 11:00 am</td>
</tr>
<tr>
<td>Monday</td>
<td>13th March</td>
<td>3:30 – 4:00 pm</td>
</tr>
</tbody>
</table>

Energy Efficiency Rating

<table>
<thead>
<tr>
<th>Energy Efficiency Rating</th>
<th>Current</th>
<th>Potential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very energy efficient - lower running costs</td>
<td></td>
<td>83</td>
</tr>
<tr>
<td>(92 to 100)</td>
<td>A</td>
<td></td>
</tr>
<tr>
<td>(81 to 91)</td>
<td>B</td>
<td></td>
</tr>
<tr>
<td>(69 to 80)</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>(55 to 68)</td>
<td>D</td>
<td></td>
</tr>
<tr>
<td>(39 to 54)</td>
<td>E</td>
<td>44</td>
</tr>
<tr>
<td>(21 to 30)</td>
<td>F</td>
<td></td>
</tr>
<tr>
<td>(1 to 20)</td>
<td>G</td>
<td></td>
</tr>
</tbody>
</table>

Not energy efficient - higher running costs

**General remarks**

**Viewing**

The property will be open for viewing on the fixed view dates. See viewing schedule.

**Services**

Potential purchasers are advised to make their own enquiries as to the availability of services. Mains water and drainage already connected to the property.

**Tenure**

The property offered is Freehold, with vacant possession upon completion.

**Completion**

28 days following auction sale or earlier by arrangement.

**Buyers Lot Charge**

£300.00 inclusive of VAT per lot.

**Solicitors**

Alletsons Solicitors (Emily Gardiner Acting)
8 Castle Street,
Bridgwater,
Somerset
Tel: 01278 456621
Email: emily.gardiner@alletsons.co.uk
Mr and Mrs J M Tighe  
1 Goosegreen Cottages  
Moor Road  
Sutton Mallet  
Bridgwater  
TA7 9AP  

Town and Country Planning Act 1990  
Town and Country Planning General Development Orders 1995  

SEDGEMOOR DISTRICT COUNCIL hereby GRANT PERMISSION in respect of the  
application of Mr and Mrs J M Tighe  
as described in the plans and particulars received on 23/06/2006  

Parish: Stuwell  
O.S. Sheet No: ST3737SW  
O.S. Grid Ref: 337268.70 (Easting) 137040.90 (Northing)  

PROPOSAL: Erection of single storey extension to West elevation in place of approved  
conservatory (ref: 46/00/00005) and single storey extension to North elevation  
LOCATION: 1 Goosegreen Cottages, Moor Road, Sutton Mallet, Bridgwater, TA7 9AP  

Reasons for the decision, relevant policies and policy reasons for conditions.  

The proposed side extension will have the same form and massing as the conservatory  
extension approved under a previous permission while the single storey extension to the  
rear is small in scale. Both extensions will be constructed of materials to match the  
existing building and this will help to blend the development with the existing. There  
will be no impact on residential amenity or the surrounding countryside. The proposed  
works conform with Policy BE2 of the Sedgemoor District Local Plan.  

PERMISSION IS GRANTED SUBJECT TO THE FOLLOWING CONDITION(S):  

1 The development hereby permitted shall be begun before the expiration of three  
years from the date of this permission.  

Reason: in accordance with the provisions of Section 91 of the Town and Country  
Planning Act, 1990 (as amended by Section 51 of the Planning and Compulsory  
Purchase Act 2004).  

Dated: 30/08/2006  

Address: BRIDG WATER HOUSE,  
KING SQUARE, BRIDG WATER  

S. ATKINSON  
Group Manager
ADVISORY NOTES

1. Other Consents

This planning permission certificate relates solely to the planning application submitted (including any amendments) and it may be necessary for other consents to be obtained, such as

- Building Regulations Approval

Advice may be obtained from Building Control, Sedgemoor District Council, Bridgwater House, King Square, Bridgwater, Somerset, TA6 3AR. Telephone No. 0845 408 2545 or E-mail: building.control@sedgemoor.gov.uk, or by visiting www.sedgemoor.gov.uk/buildingcontrol

- Works to the Highway

For any work connected with the development that takes place within or immediately adjacent to a public highway, including footpaths and verges, piped of ditches, construction of waiting bays, the appropriate section within Somerset County Council must be consulted. The address is Roads and Transport, Environment Directorate, Somerset County Council, County Hall, Taunton, Somerset. TA1 4DY. Telephone No. 0845 345 9155. E-mail: roadsandtransport@somerset.gov.uk. Alternatively access the County's Web Site www.somerset.gov.uk for further information.

- Septic Tank Drainage

Any discharge from a septic tank will require a separate consent from the Environment Agency, Rivers House, East Quay, Bridgwater, TA6 4YS. Telephone No. 01278 454669 or access their web site www.environment-agency.gov.uk

- Consent to Stop or Divert a Public Right of Way

This permission does not authorise you to stop up or divert a public right of way in order to enable the development to be carried out. Separate consent will be necessary for this. Advice can be obtained from the Regeneration Service, Sedgemoor District Council, Bridgwater House, King Square, Bridgwater, Somerset, TA6 3AR. Telephone No. 0845 408 2540.

- Caravans

This planning certificate does not permit the occupation of a caravan and it is unlawful for the site to be used for human habitation unless a licence has been obtained. Advice can be obtained from Environmental Health and Strategic Housing, Sedgemoor District Council, Bridgwater House, King Square, Bridgwater, Somerset, TA6 3AR. Telephone No. 0845 408 2546 or E-mail: environmental.services@sedgemoor.gov.uk

2. Floor Levels

Any new building(s) shall be constructed with a floor level not more than 300mm above original site level unless otherwise specified in the submitted plans.

3. Appeals

If you wish to appeal against any of the conditions on the planning permissions you should appeal within six months of the date of the planning permission certificate. The appeal form should be obtained from The Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Telephone No. 0117 372 6372 or E-mail: enquiries@planning-inspectorate.gsi.gov.uk or it can be downloaded from their website www.planning-inspectorate.gov.uk.

At the same time as you send your completed appeal form and accompanying documentation to the Planning Inspectorate, copies of all your submissions should be sent to Development Control, Sedgemoor District Council, Bridgwater House, King Square, Bridgwater, Somerset, TA6 3AR.
**Auction Notes**

**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.

**Auction Catalogue**
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 or from the vendors’ solicitors.

**Legal packs**
These will normally be available to view at the instructed agents office. Alternatively they can be obtained from the vendor’s 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.

**Sale Contract and Conditions of Sale**
The sale contract and special conditions of sale will be available for inspection at the auction saleroom and prior to the sale at the vendors solicitors office.

**Registration of Interest**
Tamlyns 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.

**Rights of Way, Easements etc**
The property is sold subject to and with the benefit of all rights including rights of way whether public or private, light, support, drainage, water and electricity supply and other rights and obligations easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes whether referred to in the general remarks and stipulations or not.

**Questions**
The vendor’s 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 Tamlyns 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 Tamlyns (the auctioneers on the sale night).

**Bidding and Reserves**
When bidding for a lot, please make your bid clear to the auctioneer or his clerk. The auctioneers 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. RESERVES: Reserve prices remain strictly confidential throughout the auction. Buyers accept that Tamlyns are able to bid on behalf of the vendor up to the reserve price. If no bid equals or exceeds the reserve price the lot will be withdrawn from the auction.

**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.

**Deposit**
A deposit of 10% of the purchaser price will be payable to the vendors’ solicitor at the fall of the hammer. Cash will not be acceptable and Tamlyns do not have the facilities to take payment by credit or debit card.

**Lotting**
The vendors reserve the right to amalgamate, subdivide or withdraw any or all of their property at any stage.

**Proxy and Telephone bidding**
Tamlyns may accept bids by proxy or by telephone. Please enquire at the agents offices.

**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 with 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 Tamlyns prior to the auction to check the availability of each lot.
HAVE YOU CONSIDERED SELLING YOUR LAND OR PROPERTY BY AUCTION?

FOR PROFESSIONAL ADVICE

Please contact
Ian Walker FNAEA FNAVA,
Ross Whitcombe MRICS FAAV
Or
Mark Franklin

At TAMLYNNS

On TEL: 01278 458 241
EMAIL: ross.whitcombe@tamlyns.co.uk