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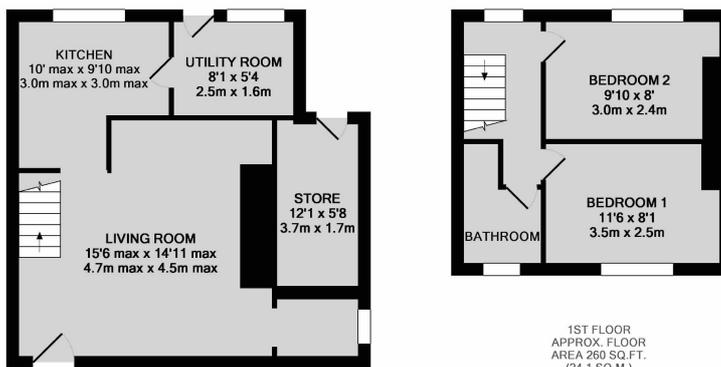
## LOT 14 - Sumac Cottage, Middle Street, East Harptree, Bristol, BS40 6AZ

**For auction Guide Price £200,000 to £225,000 +**

A charming and attractive end of terrace cottage situated in the popular village of East Harptree in North East Somerset. The property has undergone a program of refurbishment but now requires further works including the installation of the kitchen and bathroom as well as decorative works to complete the project. Many period features are retained including exposed beams and a fabulous inglenook fireplace. Externally the property benefits from a front garden and a parking area for 2 vehicles situated just off the side lane.



# LOT 14 - Sumac Cottage, Middle Street, East Harptree, Bristol, BS40 6AZ



GROUND FLOOR  
APPROX. FLOOR  
AREA 440 SQ.FT.  
(40.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 260 SQ.FT.  
(24.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 700 SQ.FT. (65.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## FOR SALE BY AUCTION

This property is due to be auctioned on the 26th July 2018 at The Grace Room, The Bristol Pavilion, County Ground, Nevil Road, Bishopston, Bristol at 7pm.

## VIEWING

By appointment

## SUMMARY

ATTRACTIVE PERIOD COTTAGE IN SOUGHT AFTER VILLAGE LOCATION

## DESCRIPTION

Sumac Cottage is a delightful and charming period cottage that has recently undergone significant refurbishment and is now offered for sale ready for completion of the works. This is an ideal opportunity for buyers looking to secure an affordable property in this popular village location and presents an excellent opportunity to finish the project to your own specifications. The property benefits from a beautiful lawned garden to the front, a rear store room and a parking area for 2 vehicles that is situated just off the side lane.

## LOCATION

East Harptree lies on the edge of the Mendip Hills with views across the Chew Valley and country walks on the doorstep. The Bath & North East Somerset village offers facilities including a village store, public house and restaurant, village hall, primary school and childrens' play area. Secondary education is available at nearby Chew Magna at Chew Valley's comprehensive schol. Bristol, Bath and Wells offer a wider range of shops, recreation facilities as well as private education with Bristol & Bath having good rail and motorway links.

## DIRECTIONS

Travelling into East Harptree from West Harptree, proceed up the High Street. At the end of the road at the clock tower turn left and immediately right into Middle Street. The cottage can be found on the left hand side.

## ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

## GROUND FLOOR

Comprising a spacious living room with adjoining snug area, kitchen and utility room.

## FIRST FLOOR

Comprising two bedrooms and a bathroom.

## OUTSIDE

Externally the property benefits from a store room to the side of the property, a delightful front garden and a separate parking area for two vehicles situated just off the side lane.

## REFURBISHMENT WORKS

We are informed by the vendor that the following refurbishment works have taken place:

- \*Full Damp Proof Course insertion and tanking (Oct 2017 - guaranteed for 10years).
- \*Full electrical re-wire (Feb 2018).
- \*Full re-plumbing in copper (Feb 2018).
- \*Gas supply installation (Dec 2017).
- \*Worcester Bosch central heating combination boiler installed (Feb 2018).
- \*Extensive re-plastering (Nov 2017).
- \*Ceilings re-skimmed (Nov 2017).
- \*Partial roof re-battening and re-felting (Dec 2017).
- \*New inter-floor void ceiling (2018).
- \*Inter-floor insulation installed (2018).
- \*Bitumen removed from exposed 1700's oak beam to reveal grain (2018).
- \*Timber work treated for damp throughout (2018).



## Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton  
Bristol, BS8 1BA

## Estate Agents & lettings

60 Northumbria Drive, Henleaze  
Bristol, BS9 4HW

Maggs & Allen use all reasonable endeavors 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 Regulation 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 angle lens.

Any site and floor plans provided are for indicative purposes only and should not be relied upon.

