

WOODBOROUGH COTTAGE
5 THE LYNCH, WINSCOMBE, BS25 1AN

Winscombe – 250 metres

Weston Super Mare – 8 miles



PRELIMINARY DETAILS

FOR SALE BY AUCTION

(unless sold prior)

On Tuesday 11th May 2010 at 7.00pm

At Mendip Spring Golf Club, Honey Hall Lane, Congresbury, BS49 5JT

**LOT 13 TRADITIONAL STONE BUILT COTTAGE IN NEED OF SUBSTANTIAL
RENOVATION AND MODERNISATION**

Four bedroom, semi detached, character cottage incorporating former shop, located near the centre of Winscombe. In need of substantial renovation.

GUIDE PRICE £75,000

DESCRIPTION

Woodborough Cottage is a traditional stone built four bedroom semi-detached cottage within close proximity to the centre of the popular village of Winscombe. The existing accommodation comprises kitchen, reception room, downstairs bathroom and former shop. The property has become severely dilapidated having had little maintenance work completed since 1993.

Viewing is essential to appreciate the significant scope for redevelopment offered by this cottage.

The Cottage is sold in its present condition and as seen.

PLEASE NOTE:
DUE TO THE CONDITION OF THE PROPERTY
VIEWING IS STRICTLY BY APPOINTMENT
WITH THE AUCTIONEERS.

SITUATION

The property is situated within walking distances of the village of Winscombe. The village offers all the usual amenities including shopping, banking and primary schooling. The property benefits from being within commuting distance of Bristol (16.4 miles) and Weston-super-Mare (8 miles).

OUTSIDE

The property has a small garden to the rear of the house which is accessed through the house. This garden has not been maintained for many years. Further outside space is available to the north of the cottage with the potential to create off street parking or a small garden.

TENURE

The property is offered for sale with registered good leasehold title (10,000yrs).

LOCAL AUTHORITY

North Somerset Council
Town Hall
Weston-super-Mare
BS23 1TG
Tel: 01934 888888

VENDORS SOLICITOR

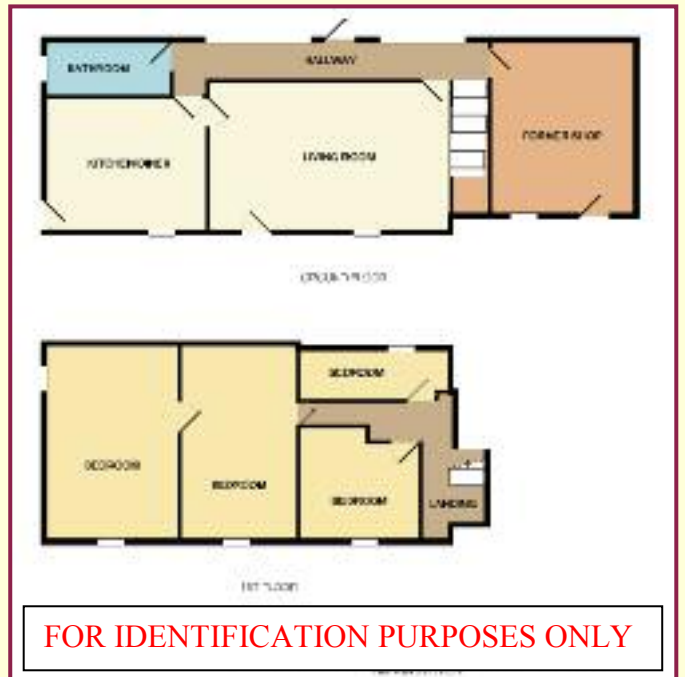
FAO: Mrs Gill Moore
Powells Solicitors
7 -13 Oxford Street
Weston Super Mare
North Somerset
BS23 1TE
Tel: 01934 623501

DIRECTIONS

Heading out of Bristol on the A38 proceed through the village of Star. At the next traffic lights turn right towards Winscombe. Upon turning right proceed along the A371 Sidcot Lane, taking the third left hand turning onto the Lynch. The property is 100m from the turning on the left hand side.

For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds, and kitchen equipment, whether fitted or not, are included with the sale and will be the responsibility of successful the purchaser.

REF: 24096/1



These details do not form part of any contract. Whilst every effort has been made to ensure accuracy this cannot be guaranteed.