

Quantock House, Shiplate Road, Bleadon, Weston-Super-Mare,  
Somerset. BS24 0NG

Starting Bid £640,000 Freehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

\*\*\*\* FOR SALE BY ON-LINE AUCTION WITH BUY-IT-NOW OPTION \*\*\*\*

Bidding Opens On: Now Open

House Fox Estate Agents are pleased to market for the first time in over one hundred years (as advised) this vast detached Victorian Villa with large garden situated in the heart of the popular Somerset village of Bleadon.

In need of refurbishment throughout the house & gardens offer an incredible opportunity to restore to their former glory and make a fabulous family home and/or with the appropriate permissions it may be possible to create an additional building plot from the rear of the garden.

Believed to have been built around 1880 this stunning Victorian Villa offers flexible accommodation over three floors and features an internal courtyard plus large gardens and a double garage.

The property is double glazed and has central heating although many original fireplaces remain and some period features.

In brief the accommodation consists: Entrance vestibule with door to hallway, ground floor reception with box bay windows to garden currently used as a bedroom, further reception room (dining room) , kitchen/breakfast room, with room off, rear hallway with storeroom off, ground floor bathroom, door to further large storeroom and stable door to internal courtyard with door to double garage beyond.

On the first floor off the landing which features far reaching views over the village church and open countryside beyond are three large bedrooms plus a further bathroom.

Please study carefully the attached floorplan, photographs & virtual tour to get a full understanding of the layout.

BEING SOLD BY ON-LINE AUCTION

Starting Bids from: £685,000

Buy it now option available

Please call or visit Goto Online Auctions for more information. 01844 873 300

## FEATURES

This property is for sale by Modern Method of Auction.

The **Detached Victorian Villa** is a flexible buyer friendly method of purchase. The purchaser will not be exchanging contracts on the fall of the virtual hammer, but will be given 56 working days in which to complete the transaction, from the date the Draft Contract are issued by the seller's solicitor. By giving a buyer time to exchange contracts on the property, means normal residential finance can be arranged. The Buyer's Premium secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign a Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found on the online Auction website or requested from our Auction Department. Please note this property is subject to an undisclosed Reserve Price which is typically no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Our primary duty of care is to the vendor.

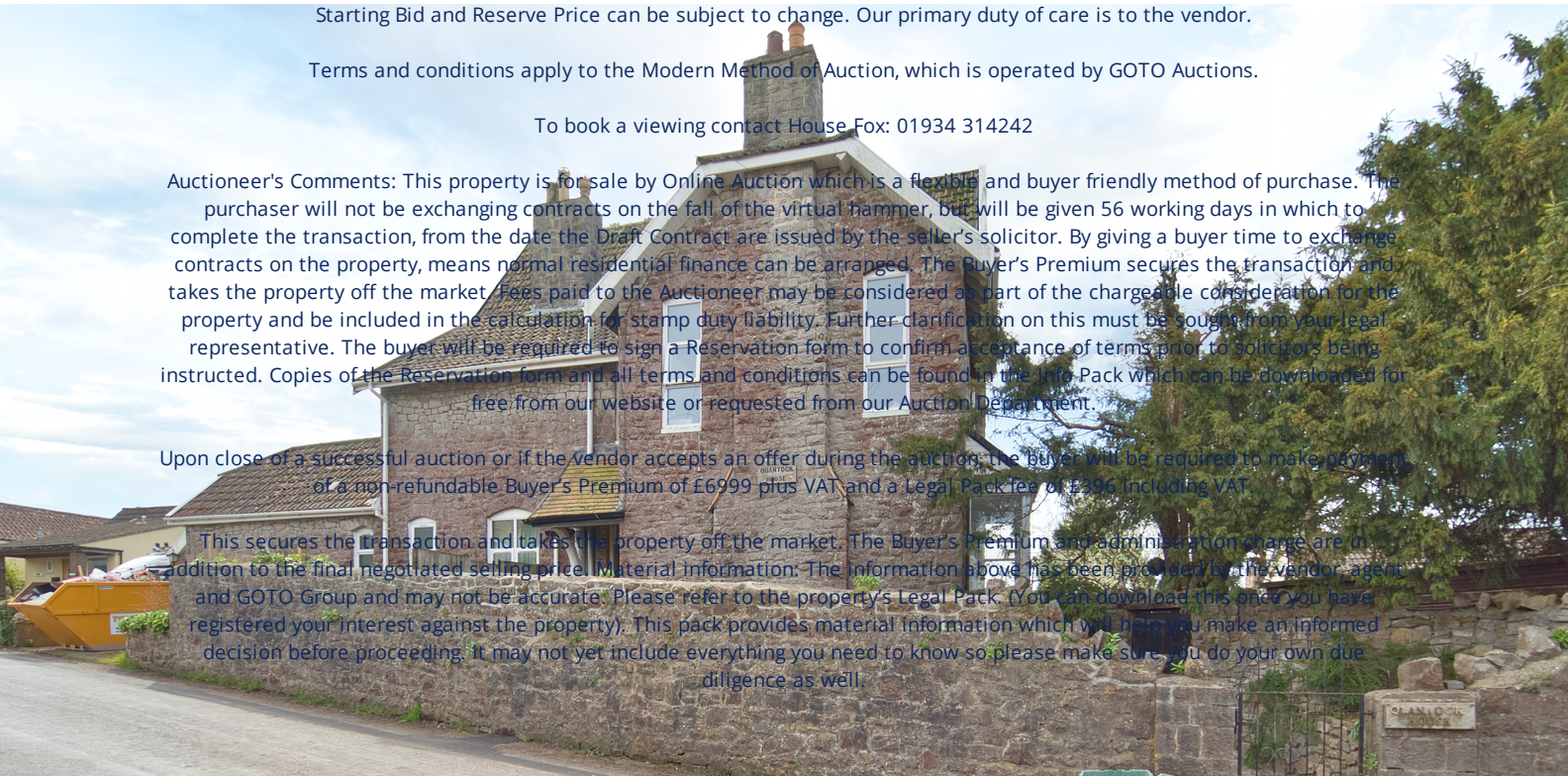
Terms and conditions apply to the Modern Method of Auction, which is operated by GOTO Auctions.

To book a viewing contact House Fox: 01934 314242

Auctioneer's Comments: This property is for sale by Online Auction which is a flexible and buyer friendly method of purchase. The purchaser will not be exchanging contracts on the fall of the virtual hammer, but will be given 56 working days in which to complete the transaction, from the date the Draft Contract are issued by the seller's solicitor. By giving a buyer time to exchange contracts on the property, means normal residential finance can be arranged. The Buyer's Premium secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign a Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found on the online Auction website or requested from our Auction Department.

Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Buyer's Premium of £6999 plus VAT and a Legal Pack fee of £396 including VAT.

This secures the transaction and takes the property off the market. The Buyer's Premium and administration charge are in addition to the final negotiated selling price. Material information: The information above has been provided by the vendor, agent and GOTO Group and may not be accurate. Please refer to the property's Legal Pack (you can download this once you have registered your interest against the property). This pack provides material information which will help you make an informed decision before proceeding. It may not yet include everything you need to know so please make sure you do your own due diligence as well.



## ROOM DESCRIPTIONS

### Entrance Vestibule

Wooden front door with transom light above. Part stain glass internal door to Hall with transom & side panels.

### Hall

Stairs to first floor. Upvc door to gardens. Under-stairs cupboard.

### Living Room

Currently used as a bedroom with box bay double glazed windows & doors opening to decked area. Period fireplace.

### Reception Room

Floor to ceiling windows, period style fireplace.

### Kitchen

Flagstone fireplace, range style cooker, sink & drainer, window to courtyard.

### Study/Reception Room

Window to front aspect.

### Inner Hall

With useful Store room/ walk-in larder off & door to:

### Courtyard Hallway

Doors to courtyard, bathroom & store room

### Bathroom

White suite consisting jacuzzi style bath, corner shower cubicle, low level WC & pedestal wash hand basin. Obscure window.

### Store Room/Utility

Mezzanine storage area & fitted cupboards. Window

### Courtyard

Door to Garage

### First Floor Landing

Window with views of Church from half landing. Doors to all rooms & door to staircase to second floor.

### Bedroom

Dual aspect windows. Kitchenette area. Period style fireplace.

### Bedroom

Twin windows overlooking garden. Period fireplace.

### Bedroom

Window, period fireplace.

### Bathroom

Large bathroom with free standing roll top bath, walk-in shower cubicle & pedestal wash hand basin. Window. Fireplace.

### First Floor Cloakroom

High level flush WC, wash basin with fitted cupboards below, chrome ladder style radiator, panelled walls.. Obscure window.

### Second Floor Landing

Views of Church from half landing window, kitchenette area with sink & drainer. Door to eaves storage.

### Shower Room

Shower cubicle housing mains operated shower unit,, low level WC & wash hand basin.

### Bedroom

Large window overlooking gardens. Range of fitted wardrobes, period fireplace.

### Bedroom

Rear aspect window,

### Outside

The outdoor space consists of three distinct parts with an internal courtyard from the kitchen to the garage. A side garden accessed from the Hall with steps to the main garden accessed from the principal living room. This large area of garden is also in two parts with steps down to the rear half which with appropriate permissions and access could be a building plot opportunity as have similar properties nearby. Large pond. Raised decked area.

### Garage

Electric up & over door, window to rear aspect.

### Note

All approximate room measurements are shown on the attached floorplan.

PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property



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