

COOPER & TANNER

THE ART OF AGENCY



3 South Parade, Frome

A charming Grade II listed mid terrace cottage requiring renovation
For Sale by Public Auction.

Tuesday 26th April 2016, 7pm. The Standerwick Suite, Frome
Auction Guide Price £190,000 to £220,000*

To Contact
COOPER & TANNER
Frome Office

Telephone: 01373 455060
Address: 6 The Bridge, Frome, Somerset, BA11 1AR
E-mail: frome@cooperandtanner.co.uk

www.cooperandtanner.co.uk

- In need of renovation
- Grade II listed
- Mid terraced
- 3/4 bedrooms

Description

3 South Parade is a charming Grade II listed cottage than now requires a degree of renovation and improvement. It is understood that the cottage dates, in part, to the early 1700s and still retains some charm and character with some period features remaining.

The accommodation is arranged over three floors and comprises a sitting room to the front of the house with a further reception room to the rear, shower room, kitchen and store room/area with a separate WC. On the first floor there are two bedrooms and a bathroom and then on the third floor there are two further rooms, one of which gives access to the other. Although these rooms are in the attic they both have good head heights.

Outside

There is a small garden to the front of the cottage with a dwarf wall and iron railings. To the rear is a garden enclosed by stone walls with

a raised bed to one end and then a paved sitting area.

Directions

From the town centre proceed up Bath Street and turn right at the roundabout. Just past the Memorial Theatre take the next right into South Parade. Number 3 will be found after a short distance on the left hand side

General Remarks

Viewing

By appointment through the Frome Auction office on 01373 455060

Services

Mains water, drainage, gas and electricity are all connected.

Completion

Completion has been set for the 24th May 2016.

Local Authority

Mendip District Council. Tel: 01749 648999
www.mendip.gov.uk
 Council Tax band: C

Buyers Lot Charge

£450 inclusive of VAT to be paid to Cooper and Tanner at the fall of the hammer

Solicitors

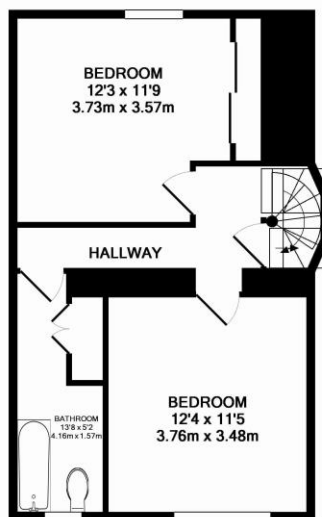
Farnfields, Warminster
 Nicola Hughes acting Tel: 01985 214661



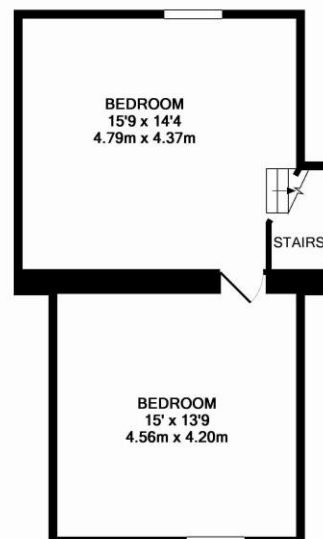
3 South Parade, Frome, BA11 1EJ



GROUND FLOOR
APPROX. FLOOR
AREA 675 SQ.FT.
(62.7 SQ.M.)



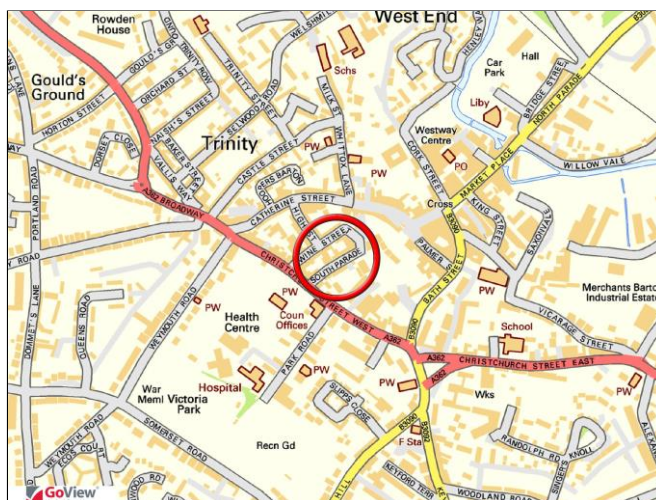
1ST FLOOR
APPROX. FLOOR
AREA 432 SQ.FT.
(40.1 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 429 SQ.FT.
(39.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1536 SQ.FT. (142.7 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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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 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.

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.

Reserves

The property(s) are subject to a reserve price, in other words the price below which the seller has instructed the property not to be sold. The auctioneer has the right to bid on behalf of the seller up to the reserve price. Prospective purchasers accept that it is a possibility that all bids up to the reserve price are bids made by or on behalf of the seller.

Completion

The completion date is set and will be announced prior to the property being offered at the auction.

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.

Lotting

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

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 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.

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.

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.

YOUR LOCAL
COOPER & TANNER
SALES, LETTINGS
& PROFESSIONAL OFFICES

CASTLE CARY: 01963 350327
FROME: 01373 455060
GLASTONBURY: 01458 831077
LONDON: 0207 8390888
SHEPTON MALLEY: 01749 372200

STANDERWICK: 01373 831010
STREET: 01458 840416
WARMINSTER: 01985 215579
WELLS: 01749 676524
SURVEYS: 01985 217711

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