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56 High Street
Bridgwater
TA6 3BN



On Instructions of Mrs C. Symes

GRASS ROAD

BREAN

SOMERSET

SALE OF

A

DOUBLE GARAGE

TO BE OFFERED

FOR SALE

BY

PUBLIC AUCTION

**Bridgwater Office – 56 High Street, Bridgwater
Somerset, TA6 3BN**

01278 454500

Bridgwater@tamlynandson.co.uk

www.tamlyns.co.uk

On Instructions of Mrs C. Symes

GRASS ROAD

BREAN

SOMERSET

Sale of

A

DOUBLE GARAGE

For Sale by Public Auction

at

**THE TUDOR FUNCTION SUITE
ST. MARY STREET, BRIDGWATER**

on

**THURSDAY 14th JULY 2011
at 7 pm**

AUCTIONEERS

Tamlyn & Son
56 High Street
Bridgwater
Somerset.
TA6 3BN

Tel. 01278 458241

SOLICITORS

Holley & Steer Solicitors
1 Berrow Road,
Burnham-on-Sea
Somerset.
TA8 2ET

Tel. 01278 788991

VIEWING

Strictly by appointment only.

STATUTORY AUTHORITIES

Sedgemoor District Council, Bridgwater House, King Square, Bridgwater, Somerset. Tel. 01278 435435

South Western Electricity Board, Priorswood Road, Taunton, Somerset. Telephone 0800 365000

Wessex Water Authority, 1 Clevedon Walk, Nailsea, BRISTOL. Telephone 0845 600 4600

British Gas Trading Limited, 1600 Parkway Court, Oxford Business Park South, Garsington Road, OXFORD, Telephone 08006524040

Bristol Water PLC. PO Box 218, Bristol, BS99 7AU. Telephone 0117 966 5881

SERVICES

A main drain is laid into the property. The vendor believes that a main water pipe is connected but this would need to be regulated with the water authority. There is no electricity or gas to the property. Intending purchasers are advised to make their own enquiries as to the availability and extent of the mains services.

FIXTURES AND FITTINGS

Items normally designated landlord's fixtures are included in the sale.

INCONSISTENCY

Should there be any discrepancy between these particulars, the general remarks and stipulations and the conditions of sale, the latter shall prevail.

TOWN AND COUNTRY PLANNING

The property notwithstanding any description contained in these particulars is sold subject to any development plan, tree preservation order, town planning scheme, resolution or notice which may be or may come to be in force and also subject to any statutory provision or byelaws without obligation on the part of the vendor the Auctioneer or Solicitors to specify them.

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.

PLANS AND PARTICULARS

The purchaser shall be deemed to have knowledge of the property but should any dispute arise as to the boundaries or any points in general remarks or stipulations, particulars, schedule, plan or interpretation of any of them the question shall be referred to the arbitration of the auctioneers TAMLYN & SON acting as experts whose decision shall be conclusive and binding on all parties and whose cost shall be paid as they may decide and both parties shall accept as final the award of the auctioneers.

RESERVE

The property will be offered for sale subject to a reserve price and the vendor and the auctioneers reserve the right to bid. The vendor also reserves the right to sell the whole property or any part thereof prior to auction without disclosing any reserve price or withdraw any part of parts thereof.

SALE CONTRACT AND SPECIAL CONDITIONS OF SALE

The sale contract and special conditions of sale will be available for inspection at the auction and prior to the sale at the offices of Holley and Steer, Solicitors, 1 Berrow Road, Burnham-on-Sea, Somerset. TA8 2ET. Telephone 01278 788991.

PARTICULARS

A detached double garage situated off Grass Road, Brean. The garage is of a brick construction under a timber framed concrete tiled roof. The garage benefits from a pair of single up and over vehicular entrance doors, with an internal store and toilet area comprising of low level W.C and wash basin.

The garage is accessed from the private road known as Grass Road, then via a concreted drive which is subject to rights of way to neighbouring properties. To the front of the garage there is a concrete apron which provides 1-2 parking spaces. The garage may have potential for alternative uses (subject to any necessary consent).

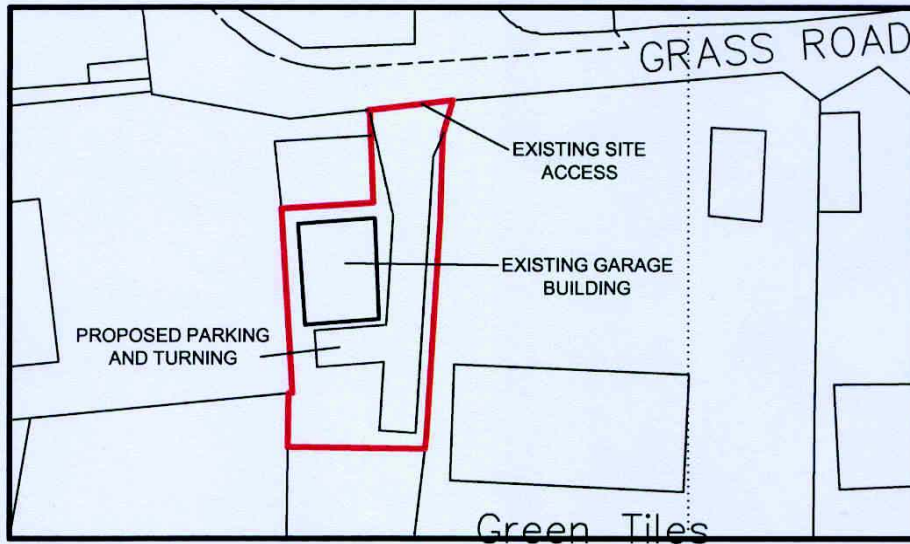
INTERNAL MEASUREMENTS

21'10" (6.67m) x 17' (5.18m).

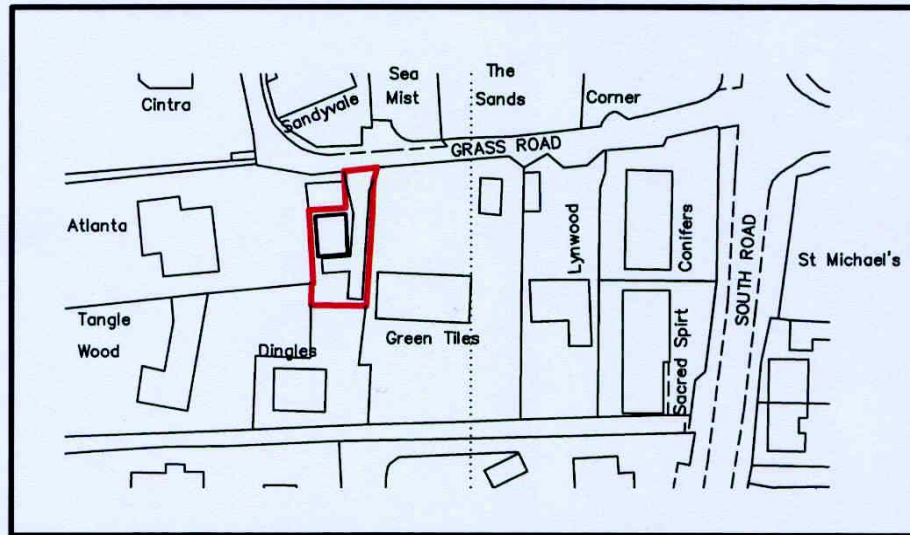


Outlined in red on the attached plan.

SITE PLAN 1:1250 SCALE



LOCATION PLAN 1:1250 SCALE



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TAMLYN AND SON
TAMLYN AND SON CHARTERED SURVEYORS
56 HIGH STREET BRIDGWATER SOMERSET TA8 3BN
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SITE ADDRESS
GARAGE AT GRASS ROAD
BREAN
SOMERSET
TA8 2SE

DRAWING TITLE
LOCATION AND SITE PLAN