



Connells

Clifton View Bedminster Down Road
Bristol

Clifton View Bedminster Down Road Bristol BS13 7AF

for sale guide price
£80,000



Property Description

Connells are pleased to be bringing this spacious studio apartment to the sales market. Situated in the popular area of Bedminster Down, this well-presented studio apartment offers both convenience and connectivity. Located close to Winterstoke Road, it provides easy access to North Street's vibrant amenities as well as Bristol Airport, while excellent transport links ensure swift travel to the city centre and Temple Meads should you need to commute.

Designed for comfortable modern living, the property features a bright and airy open-plan living space with a well-equipped kitchen, a separate bathroom, and a semi-enclosed sleeping area for added privacy. Whether you're a first-time buyer looking for an ideal starter home or an investor seeking a property in a well-connected location, this apartment presents a fantastic opportunity.

Please note that an AML fee is chargeable to the buyer once an offer has been accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee can not be refunded, even if the property purchase does not go ahead.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the

calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Lounge/Kitchen/Bedroom

Irregular Shaped Room 21' x 15' 9" (6.40m x 4.80m)

This open-plan studio offers a modern kitchen with ample storage, flowing seamlessly into a bright living and sleeping area—ideal for relaxing, entertaining, or unwinding at the end of the day. Large windows enhance the natural light, giving the space an airy, inviting feel. The room includes a double-glazed window to the side, a wall-mounted radiator, TV point, and a well-defined bedroom area.

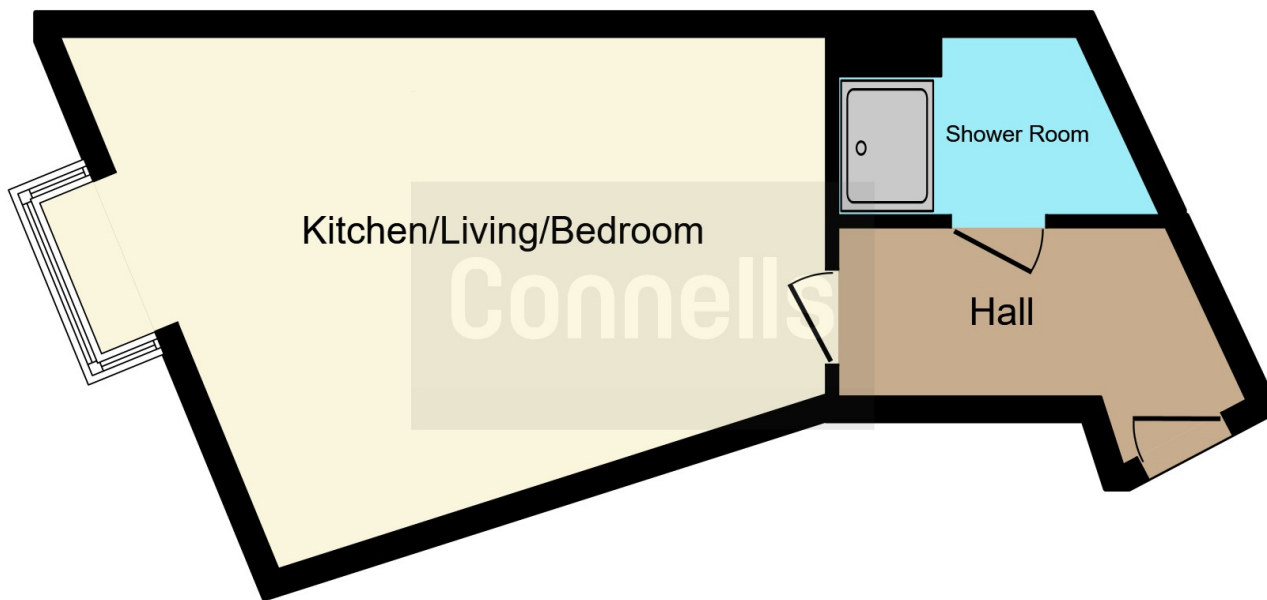
Bathroom

Includes a shower cubicle with glass screen, wash hand basin, and WC,

With modern tiling and quality fittings.

Bedroom





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 0117 966 4278
E southville@connells.co.uk

243 North Street Southville
 BRISTOL BS3 1JN

EPC Rating: E Council Tax
 Band: A

Service Charge: 681.56 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BMR312391

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BMR312391 - 0004

