

Glendevon Road, Bristol

, BS14 0HT

Auction Guide

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Glendevon Road, Bristol

DESCRIPTION

For sale by Modern Method of Auction. An excellent opportunity to purchase this extended and deceptively spacious three/four-bedroom semi-detached chalet-style home, situated in the popular residential area of Whitchurch, Bristol.

Offering well-proportioned and versatile accommodation arranged over two floors, this appealing home has been extended to provide additional living space, making it an ideal purchase for families, upsizers or those seeking flexible accommodation to suit their needs.

The ground floor comprises an entrance hallway, a generous reception room, a further reception room offering the option of an additional bedroom, an extended kitchen/dining area providing an ideal space for family life and entertaining, an additional bedroom/study and a separate WC. To the first floor are two further well-proportioned bedrooms and a family bathroom.

Externally, the property continues to impress with generous gardens extending to both the rear and side, offering plenty of outdoor space for families, entertaining and relaxation. To the front is off-street parking, along with the added benefit of a detached garage.

An excellent opportunity to acquire a spacious and versatile home with generous outside space and a layout offering flexibility for a variety of buyers.



Location
Glendevon Road is situated within the popular residential area of Whitchurch, offering convenient access to a range of local amenities, shops and everyday facilities. The area is well served by local schools, bus routes and transport links, providing easy access to Bristol City Centre and the surrounding areas. Nearby amenities include the Imperial Retail Park and local shopping facilities, while the nearby green spaces and leisure facilities provide plenty of opportunities for outdoor activities. An appealing location for families and commuters alike.

Auctioneer Comments
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

- Extended three/four-bedroom semi-detached chalet-style home
- Spacious and versatile accommodation arranged over two floors.
- Generous kitchen/dining area and two reception rooms.
- Additional ground-floor bedroom/study.
- Generous gardens extending to the rear and side.
- Detached garage and off-street parking to the front.
- For sale by Modern Method of Auction – T&Cs apply.
- Buyer's fees apply.
- Subject to a hidden reserve price.
- Buyer Information Pack available.

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Approximate Gross Internal Area (excluding garage) 125.0 sq m / 1345 sq ft

Total Area 137.7 sq m / 1482 sq ft



Garage | Ground Floor | First Floor

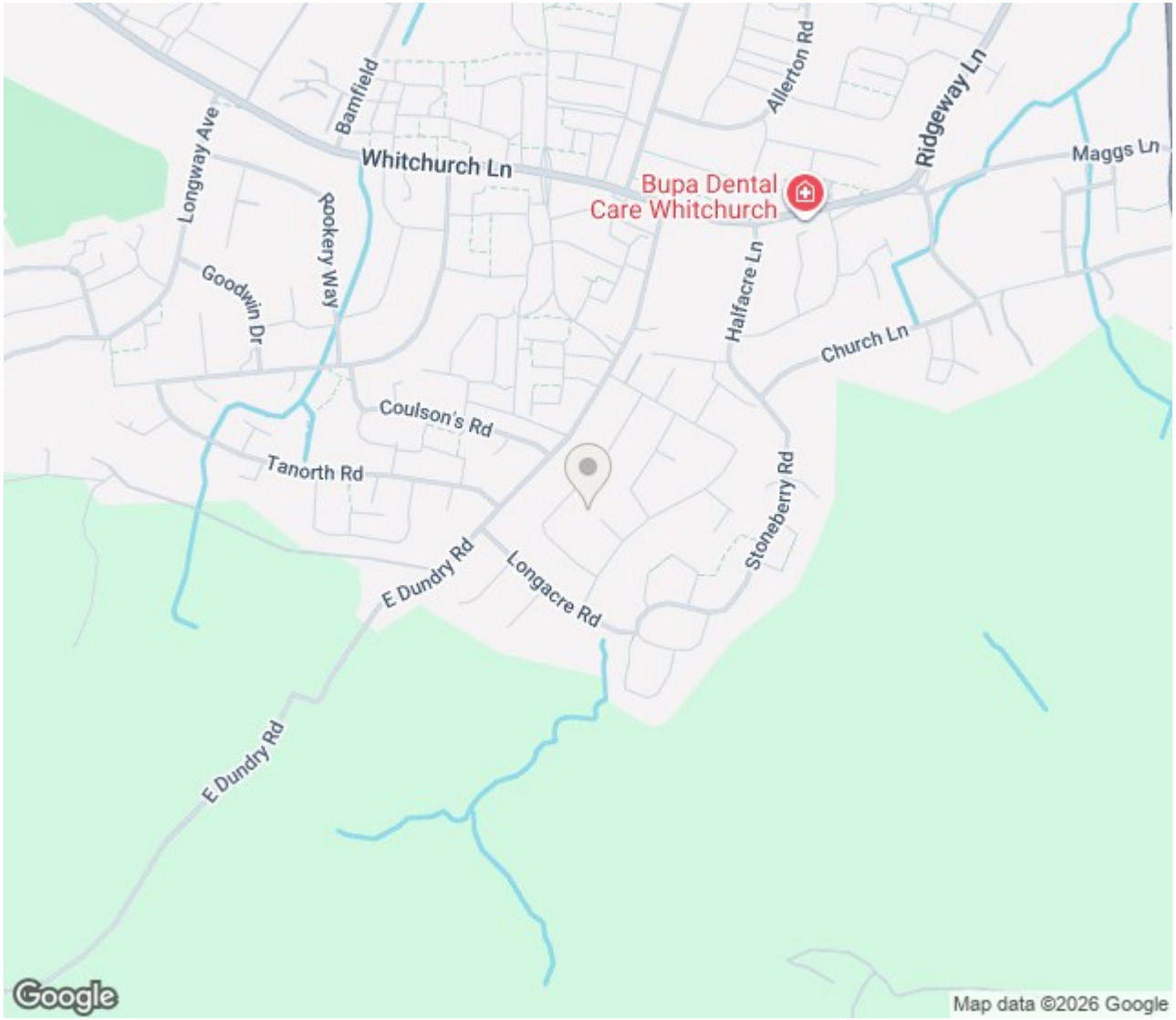




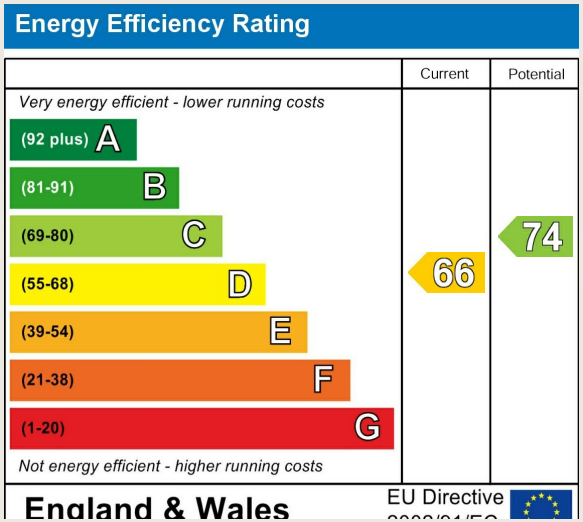




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Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

28 Belland Drive, Whitchurch, BS14 0EW | 01275 891444 | whitchurch@hunters.com

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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