Property details **approval form**

112 St. Davids Avenue, Bristol, Avon, England, BS30 8DE
Date: 06 November 2026 **Property Ref and Version:** BLG104738 - 0004

Connells

Selling your home with us!

Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.
What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Connells office: 131 Bath Road, Longwell Green, BRISTOL, Avon, BS30 9DD
T 0117 932 8684 **E** longwellgreen@connells.co.uk

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Price

guide price £300,000

Tenure: Freehold

Key Features

- Energy Rating: E
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- LARGE REAR GARDEN
- SOME COSMETIC REFURBISHMENT REQUIRED
- 13FT LOUNGE , 18FT DINING ROOM, SEPARATE KITCHEN
- 17FT GARAGE OFF ROAD PARKING

Short Description

PUT YOUR OWN COSMETIC FINISH ON THIS SUBSTANTIAL THREE BEDROOM SEMI DETACHED FAMILY HOME COMPLETE WITH LARGE REAR GARDEN, 17FT GARAGE AND OFF ROAD PARKING . NO ONWARD CHAIN.

Long Description

Cadbury Heath, offers convenient amenities including Gallagher retail park, local shops, cafes, and

restaurants all within walking distance.

It's well-connected to Bristol and Bath via public transport

and major roads, making it ideal for commuters. Nearby, you'll find good schools for families.

Directions

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Room Description

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.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

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Floor Plan



Total floor area 105.2 m² (1,132 sq.ft.) approx

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.propertybox.io

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Approval

	Signature	Date
Paul Audritt		
Mr S.A. Flew		