

for sale

guide price **£360,000** Freehold



Wiltshire Avenue Yate Bristol BS37 7UF

DETACHED HOME offering GENEROUS LIVING SPACE and excellent POTENTIAL. Featuring, central hallway with W/C, kitchen, spacious lounge with dining room leading to GOOD-SIZED REAR GARDEN. First floor offers FOUR BEDROOMS and a family bathroom. A fantastic opportunity to create a

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- Energy Rating: E
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply

Property Details

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.

Agent Note

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

Porch

Lounge 13' 6" x 12' 8" (4.11m x 3.86m)

Hall

Dining Room 10' 4" x 9' 8" (3.15m x 2.95m)

Kitchen 10' 10" x 8' 10" (3.30m x 2.69m)

W.C

Landing

Bedroom 1 12' 2" x 10' 5" (3.71m x 3.17m)

Bedroom 2 11' 1" x 9' 5" (3.38m x 2.87m)

Bedroom 3 8' 1" x 7' 9" (2.46m x 2.36m)

Bedroom 4 8' 9" x 6' 7" (2.67m x 2.01m)

Bathroom





To view this property please contact Connells on

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BRISTOL BS37 4PH

Property Ref: YAT308055 - 0017

Tenure:Freehold EPC Rating: E

Council Tax Band: D

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.

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