Property details **approval form**

14 Willsbridge House, Willsbridge Hill, Willsbridge, Bristol, Avon, England, BS30 6EX
Date: 06 November 2026 **Property Ref and Version:** BLG104742 - 0002

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 £180,000

Tenure: Leasehold
This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2012.

Key Features

- Energy Rating: E
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- A STUNNING GRADE 2 LISTED GROUND FLOOR FLAT WITH PRIVATE ACCESS
- HIGH CEILINGS AND ORIGINAL STYLE FEATURES
- FANTASTIC OPEN PLAN KITCHEN/LIVING ROOM
- DOUBLE BEDROOM & SHOWER ROOM
- OWN PRIVATE GARDEN & PARKING NO ONWARD CHAIN

Short Description

A stunning ground floor flat that retains many original features and has a fantastic open plan kitchen/living room, double bedroom and shower room. Benefits from an enclosed garden and parking. Must be viewed.

Long Description

Sitting in lovely elevated position is Willsbridge House which is Grade 2 listed house that has been converted into flats making each one unique and bursting with character . We are pleased to offer one of the 'Ballroom' a stunning ground apartment with its own private entrance. The flat comprises entrance hall and a fantastic open plan kitchen/living room with a modern style fitted kitchen, integrated appliances and breakfast bar, tall original style sash windows with shutters, original style cornice and and ceiling roses and original style french doors with shutters leading to the rear garden. There is a double bedroom and modern style shower room. In addition there is a private car park.Ideally located with good transport links to both Bath & Bristo and near to lovely woodland walks at Willsbridge Milll. Viewing is highly recommended to appreciate all it has to offer.

Directions

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Agents Note

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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.

Entrance Hall

Door to the front, door to the walk in cloakroom with hanging space and storage, door to the shower room and step down into the kitchen/living room.

Kitchen/ Lliving Room

30' 2" x 19' 6" (9.19m x 5.94m)
Single glazed french doors with shutters leading to the rear garden, two ceiling to floor sash windows to the rear with shutters, two radiators, laminate wood effect flooring, a range of modern style fitted wall and base units, work tops, tiled splash backs, one and a half bowl sink unit with mixer tap, built in eye level electric oven, induction hob with cooker hood, eye level built in microwave, integrated fridge/freezer, integrated washer/dryer, breakfast island, original style ceiling rose, original style cornice, picture rail.

Bedroom

12' 9" x 8' 4" (3.89m x 2.54m)
Window to the front, radiator

Shower Room

Window to the front, walk in double shower cubicle, combination vanity sink unit and low level WC, heated towel rail, tiled walls, tiled flooring

Front

Lighting and steps leading to the front door.

Rear Garden

Enclosed and mainly laid to patio with borders hosting plants and shrubs, decorative gravel.

Parking

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○ Room Description

Private Car Park with two allocated parking spaces and visitor spaces

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Floor Plan



Total floor area 78.5 m² (845 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		
Miss S.A. Newton		