



**Connells**

Quantock Close  
Bristol



### Property Description

An extended end of terrace offering entrance porch, entrance hall, lounge, dining room kitchen and wet room to the ground floor. to the first floor are three good size bedrooms and a shower room. This property benefits from an enclosed rear garden and open plan garden overlooking to green to the front. In addition there is a garage to the rear and driveway for 2 vehicles.

### 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 £300 inc VAT towards the preparation cost of the pack.

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 Porch

Double glazed window to the side, double glazed door to the rear.

### Entrance Hall

Stairs to the first floor.

### Lounge

15' x 13' 1" ( 4.57m x 3.99m )  
Double glazed ceiling to floor window to the front, gas fire, radiator

### Dining Room

13' 7" x 8' 1" ( 4.14m x 2.46m )  
Double glazed frosted window to the side, velux style window, understairs storage cupboard, double glazed door to the side, radiator.

### Wet Room

Double glazed frosted window to the rear, vanity low level WC, electric shower unit, tiled walls, wash hand basin.

### Kitchen

9' 2" x 8' 4" ( 2.79m x 2.54m )  
Double glazed door to the rear, double glazed door to the rear, a range of wall and base units, rolled edge worktops, tiled splashbacks, space for cooker, space for dishwasher, space for fridge/freezer, stainless steel sink unit with mixer tap

### First Floor Landing

Loft access

### Bedroom One

12' 3" x 9' 3" ( 3.73m x 2.82m )

Double glazed window to the front, cupboard housing gas boiler,

### **Bedroom Two**

11' 9" x 9' 2" ( 3.58m x 2.79m )

Double glazed window to the rear, radiator.

### **Bedroom Three**

9' 3" x 6' 8" ( 2.82m x 2.03m )

Double glazed window to the front, radiator.

### **Shower Room**

Double glazed frosted window to the rear, enclosed shower cubicle, vanity sink unit, low level WC, part tiled walls, wall fan heater, radiator.

### **Front Garden**

Open plan and mainly laid to lawn with path to the front door,

### **Rear Garden**

Enclosed and laid to paving with covered seating area

### **Garage**

Single garage in block of two with metal up and over door and driveway for 2 vehicles to the side.





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](http://www.focalagent.com)

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**EPC Rating: C**

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Tenure: Freehold



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