

Property details approval form

25 St. Davids Avenue, Bristol, Avon, BS30 8BZ

Date: 09 May 2025

Property Ref and Version: BLG104004 - 0005

Not for marketing purposes INTERNAL USE ONLY

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 | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 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.

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○ Price

guide price £382,500

Tenure: Freehold

○ Key Features

- > Energy Rating: Awaited
- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers fees apply
- > 1960'S DETACHED HOUSE
- > FIVE BEDROOMS, LOUNGE/DINING ROOM, KITCHEN, CLOAKROOM/WC
- > MATURE GARDEN AT THE REAR
- > INTEGRAL GARAGE AND DRIVEWAY AT THE FRONT
- > CHAIN-FREE AND READY FOR MODERNISING

○ Short Description

This 1960's detached house has five bedrooms, a lounge/dining room, kitchen, cloakroom/WC, mature garden, integral garage, and driveway. It's chain-free and ready for modernising.

○ Long Description

Nestled in a charming neighbourhood, this delightful 1960's detached house has lots of potential. While it may require some modernising, the property boasts a welcoming entrance hall leading to a spacious lounge/dining room, a functional kitchen, and a convenient cloakroom/WC. Upstairs, you'll find five generously sized bedrooms and a family bathroom. The rear of the house features a mature garden, perfect for relaxing or entertaining, while the front offers an integral garage and driveway. This chain-free property presents a fantastic opportunity to create your dream home.

○ Directions

○ 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 Porch

Sliding door to the front, tiled flooring

Entrance Hall

Wood and glazed panel door to the entrance porch, stairs to the first floor with storage under, radiator.

Lounge/ Dining Room

24' 7" x 12' 2" max (7.49m x 3.71m max)

Double glazed French doors to the rear, double glazed window to the front, 2 x radiators

Kitchen

10' 2" x 9' 3" (3.10m x 2.82m)

Double glazed window to the rear, a range of fitted wall and base units, rolled edge worktops, tiled splashbacks, space for electric oven, washing machine, dishwasher and fridge freezer. Sink unit with mixer tap, radiator, cooker hood, tiled flooring.

Rear Lobby

Door to rear garden and door to cloakroom/wc and courtesy door to the garage

Cloakroom/ Wc

Window to the side, low level Wc, vanity sink unit, radiator, tiled flooring

First Floor Landing

Loft access with loft ladder, airing cupboard.

Bedroom Two

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○ Room Description

13' 9" x 11' 3" (4.19m x 3.43m)

Double glazed window to the front, radiator

Bedroom Three

11' 4" x 10' 3" (3.45m x 3.12m)

Double glazed window to the rear, radiator.

Bedroom Five

7' 8" x 6' 9" (2.34m x 2.06m)

Double glazed window to the front, radiator

Bedroom One/Upstairs Lounge

16' 6" x 9' 6" (5.03m x 2.90m)

Double glazed windows to the rear and side, two radiators and door to bedroom 4

Bedroom Four

9' 9" x 9' 9" (2.97m x 2.97m)

Double glazed window to the front, radiator.

Bathroom

Double glazed frosted window to the rear, a three-piece bathroom suite comprising panel bath with mains shower over, pedestal hand basin, low level WC, tiled walls, radiator.

Rear Garden

A very generous sized mature rear garden, plants, shrubs and trees, side access, water tap, lawn, paved patio

Front Garden

Enclosed by a low level wall with driveway for 2-3 vehicles.

Garage

18' 3" x 9' 6" (5.56m x 2.90m)

integral garage, metal up and over door and light and power

General Note

Please note that the central heating boiler is not in working order.

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○ Floor Plan



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

○ Approval

	Signature	Date
Sarah-Jane France		
Mr A.J. Hoskins		