



4 STANTON ROAD  
SOUTHMEAD, BRISTOL, BS10 5SS

Auction Guide £220,000+

- 27 June LIVE ONLINE AUCTION
- Three-bedroom end of terrace house
- Parking, garage and a large rear garden
- Let producing £1,050 pcm
- 8-week completion



Auction & Commercial  
22 Richmond Hill, Clifton, Bristol, BS8 1BA

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)





4 STANTON ROAD, SOUTHMEAD, BRISTOL, BS10 5SS

Auction Guide £220,000+

#### FOR SALE BY AUCTION

This property is due to feature in our online auction on 27 June 2024 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

#### VIEWINGS

By appointment.

#### SUMMARY

THREE-BEDROOM END OF TERRACE HOUSE FOR UPDATING - LARGE GARDEN, DRIVEWAY & GARAGE

#### DESCRIPTION

A three-bedroom end terraced house occupying a generous plot with a driveway, detached garage and an extensive garden to the rear. The property would benefit from some updating and is currently let producing £1,050 pcm. A superb residential investment property with excellent scope to add value through the refurbishment. Large employers including Southmead Hospital, Airbus and Rolls Royce are all within easy reach.

#### LOCATION

The property is situated on Stanton Road in Southmead within close proximity to Southmead Hospital and a range of local amenities in Southmead and Westbury-on-Trym. Excellent transport links are provided to the motorway network via the A38.

#### ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

#### GROUND FLOOR

Comprising an entrance hall, living room, kitchen and bathroom.

#### FIRST FLOOR

Comprising three good-sized bedrooms.

#### OUTSIDE

The property occupies a generous plot which includes a driveway to the front/side, a detached garage and a 68 ft garden to the rear. There is scope to extend to the side and/or rear, subject to consents.

#### COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

#### TENANCY DETAILS

The property is let producing £1,050 pcm on a 12 month Assured Shorthold Tenancy agreement from 1st September 2023.

#### TENURE

The property is to be sold on a freehold basis, subject to the above Assured Shorthold Tenancy.

#### ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D

#### LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email [lettings@maggsandallen.co.uk](mailto:lettings@maggsandallen.co.uk).

#### AUCTION OR BRIDGING FINANCE REQUIRED?

Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email [admin@maggsandallen.co.uk](mailto:admin@maggsandallen.co.uk)

#### BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,250 plus VAT (£1,500 inc VAT) buyer's premium payable upon exchange of contracts.

#### \*GUIDE PRICE

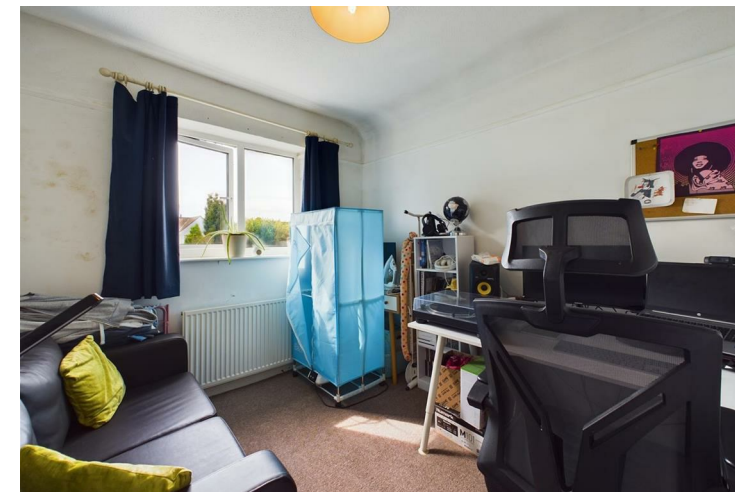
Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

#### RESERVE PRICE

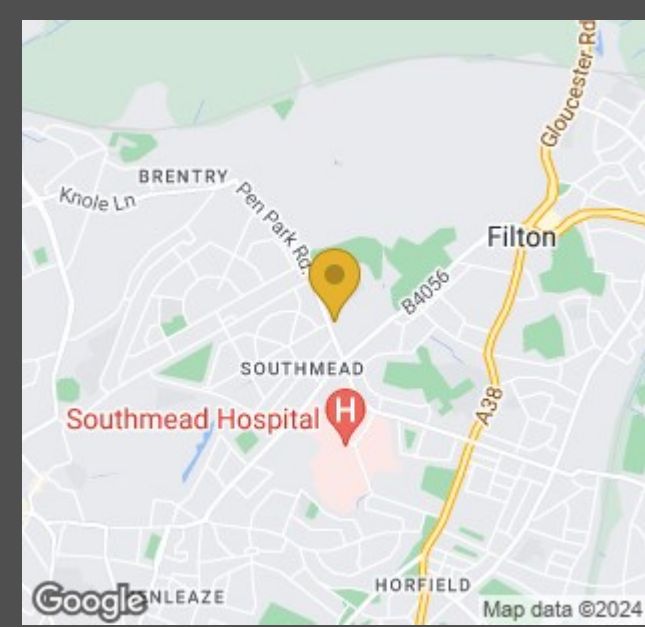
The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

#### PROXY, TELEPHONE & ONLINE REMOTE BIDDING

The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.







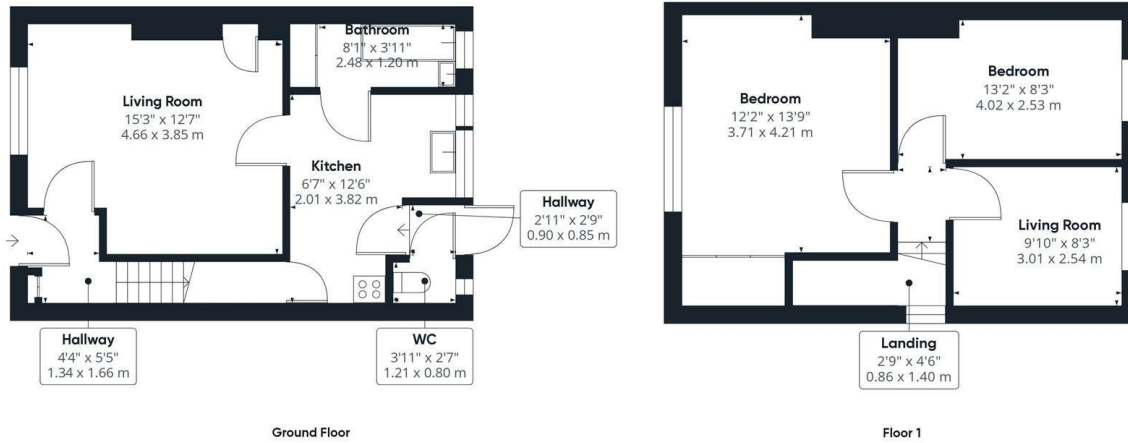
Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.





Approximate total area

793.28 ft<sup>2</sup>  
73.7 m<sup>2</sup>



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk

