



25 COMB PADDOCK
WESTBURY-ON-TRYM, BRISTOL, BS9 4UG

Auction Guide £320,000+

- 25 July LIVE ONLINE AUCTION
- Modern 3/4-bedroom end of terrace house
- Currently let producing £26,880 PA
- Driveway and South-facing rear garden
- 8-week completion



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

0117 973 4940

www.maggsandallen.co.uk



25 COMB PADDOCK, WESTBURY-ON-TRYM, BRISTOL, BS9 4UG

Auction Guide £320,000+

FOR SALE BY AUCTION

This property is due to feature in our online auction on 25 July 2024 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

THREE-BEDROOM END OF TERRACE HOUSE CURRENTLY ARRANGED AS A 4-BEDROOM HMO

DESCRIPTION

This 3-bedroom end of terrace house situated on the borders of Westbury-on-Trym and Henleaze would perfectly suit any investor looking to add to their portfolio. The property is currently let to Clearsprings producing circa £2,240 pcm (£26,880 per annum) and presents an excellent residential investment opportunity. There is a driveway to the front of the house providing off-street parking and a good-sized garden to the rear.

LOCATION

The property is located on Comb Paddock, nestled between the charming neighbourhoods of Henleaze and Westbury-on-Trym. Access is readily available to a fantastic selection of traditional high street shops including a greengrocers, butchers, bakeries, cafes and restaurants on Henleaze High Street, North View and Westbury Village. Just a short walk away you can explore the beautiful green surroundings, including the expansive Canford Park, the Durdham Downs, and Henleaze Swimming Lake.

ACCOMMODATION

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

GROUND FLOOR

The ground floor comprises a modern kitchen, dining room, sitting room/ bedroom, WC and storage cupboard.

FIRST FLOOR

The first floor is comprises 3 bedrooms and a modern bathroom.

OUTSIDE

To the front of the property is a lawn and driveway providing off-street parking. To the rear, there is a good sized south facing garden.

TENANCY DETAILS

The property is let to Clearsprings Ready Homes Ltd from 1st April 2024 producing an annual rent of £26,880 PA. Please refer to the auction legal pack for a copy of the tenancy agreement.

TENURE

The property is to be sold on a freehold basis, subject to the above tenancy agreement.

COMPLETION

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

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.

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

BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,500 plus VAT (£1,800 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.

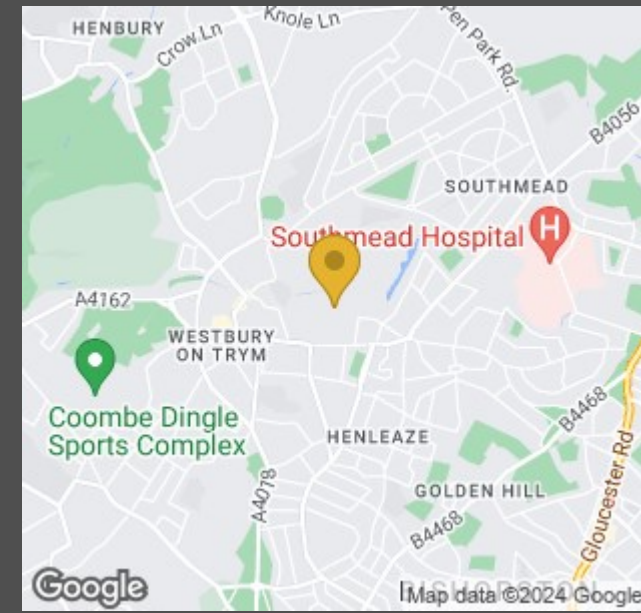
RESERVE PRICE

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

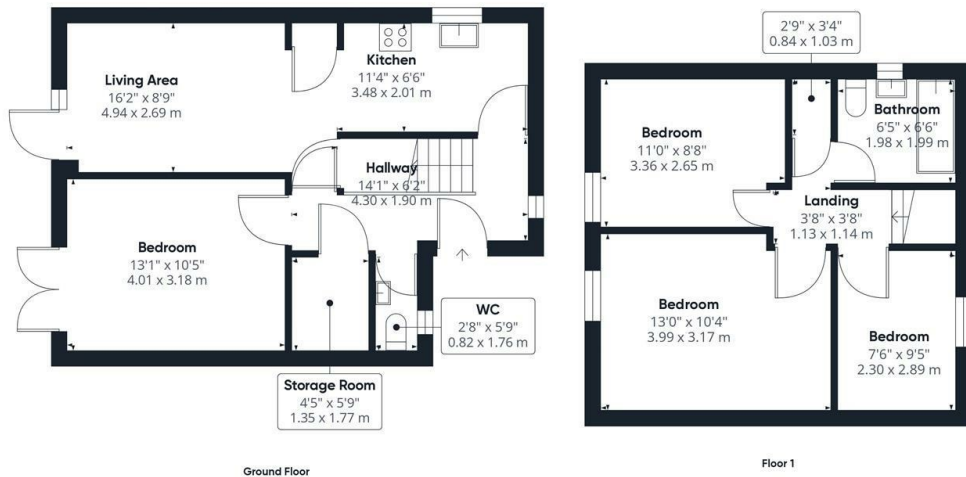
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility 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[®]
870.16 ft²
80.84 m²

(1) Excluding balconies and terraces

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

