



MAGGS
& ALLEN

35 UPPER EAST HAYES
LARKHALL, BATH, BA1 6LP

Auction Guide £350,000+

- 25 July LIVE ONLINE AUCTION
- Unique townhouse with garage in Larkhall - BA1
- In need of some updating
- Easy access to the centre of Bath
- 8-week completion



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

0117 973 4940

www.maggsandallen.co.uk



35 UPPER EAST HAYES, LARKHALL, BATH, BA1 6LP

Auction Guide £350,000+

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

UNIQUE THREE-STOREY TOWNHOUSE WITH GARAGE FOR UPDATING

DESCRIPTION

An exciting opportunity to purchase a unique and quirky three-storey townhouse in need of modernisation, situated on the highly desirable northern slopes of Bath. The property offers flexible accommodation arranged over split levels that could accommodate two or three bedrooms depending on a buyer's requirements. There is also the added benefit of an integral garage, which is a rarity in this location. Easy access is provided to the centre of Bath, the nearby local amenities in Larkhall and Alice Park. A superb home for couples and investors with excellent scope to add value.

LOCATION

Situated on the sought-after northern slopes of Bath, Upper East Hayes boasts an elevated position nestled between London Road and Camden Road. Both roads offer numerous local amenities, including a supermarket, pub, pharmacy, and doctors' surgery. Just a short walk away is Larkhall village high street, which features a variety of shops, pubs, a café, a local theatre, a community hall, and schools for all ages. A short downhill walk leads to the city centre, where you'll find a wide array of restaurants, shops, and cultural attractions such as the Thermae Bath Spa, the Theatre Royal, and the Roman Baths.

ACCOMMODATION

The ground floor accommodation is arranged to provide a spacious entrance hall, a reception room/bedroom and an integral garage with up and over door. An open staircase from the entrance hall leads to a half landing with access to the utility room. Stairs then take you up to the kitchen/diner with a range of fitted Ash kitchen units. The living room benefits from generous ceiling height and a further staircase leading up to two further bedrooms, an en-suite shower room and main bathroom.

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

THE OPPORTUNITY

In need of cosmetic updating throughout, the property would make a fantastic home for those working in the city of Bath and offers excellent scope to add value. Alternatively, the prime location make this a superb investment opportunity with great demand for conventional rental or short-term Airbnb lets.

TENURE

The property is for sale on a freehold basis with vacant possession.

COMPLETION

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D

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

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.

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.

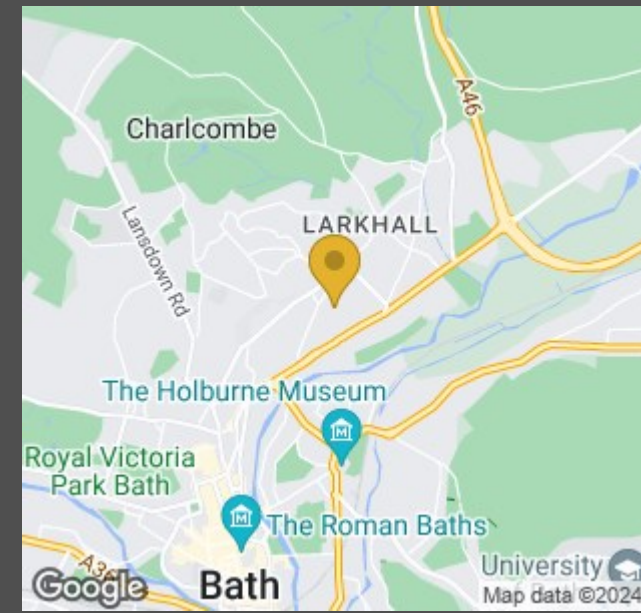
RESERVE PRICE

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

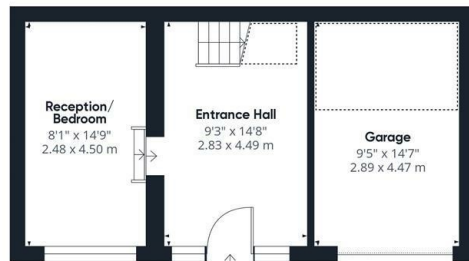
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility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





Ground Floor

Bathroom
5'1" x 3'7"
1.57 x 1.11 m



Floor 1



Floor 2

Bathroom
6'0" x 5'1"
1.85 x 1.56 m



Approximate total area⁽¹⁾
952.67 ft²
88.51 m²

Reduced headroom
66.09 ft²
6.14 m²

(1) Excluding balconies and terraces.

Reduced headroom
(below 1.5m/4.92ft)

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



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