



MAGGS
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81 QUANTOCK ROAD
WINDMILL HILL, BRISTOL, BS3 4PQ

Auction Guide £320,000+

- SOLD PRIOR - 17 December Auction
- Spacious three-storey period house
- Far reaching views to the rear
- Three bedrooms and three reception rooms
- South-easterly facing rear garden
- 8-week completion



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

0117 973 4940

www.maggsandallen.co.uk



81 QUANTOCK ROAD, WINDMILL HILL, BRISTOL, BS3 4PQ

Auction Guide £320,000+

FOR SALE BY AUCTION

This property is due to feature in our online auction on 17 December 2024 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

SOLD PRIOR - SPACIOUS THREE STOREY 3-BEDROOM TERRACED HOUSE

DESCRIPTION

A fantastic three-storey period house offering spacious and flexible living accommodation extending to over 100 m². The property has been tenanted in recent years and now offers scope to create a superb family home in this sought-after location in Windmill Hill. There is a good-sized south-easterly facing rear garden and stunning panoramic views from the ground and first floor rear windows.

LOCATION

The property is situated on Quantock Road, a quiet street situated in the popular Windmill Hill area of Bristol. Windmill Hill is renowned for the fantastic views it offers across Bristol and towards the countryside to the south and west. The area offers a wide range of local amenities, green open spaces and provides excellent transport links to the city centre.

ACCOMMODATION

The ground floor comprises a living room with bay window to the front, a dining room and the third bedroom. Stairs from the ground floor lead down to a spacious dining room and a modern kitchen with door onto the rear garden. This lower ground floor level also includes a spacious store room with limited head height that may offer potential for conversion into additional living accommodation. On the first floor are two double bedrooms and a spacious family bathroom.

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

OUTSIDE

There is a good-sized south-easterly facing rear garden laid mostly to lawn with a raised terrace in the side return.

COMPLETION

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

TENURE

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

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

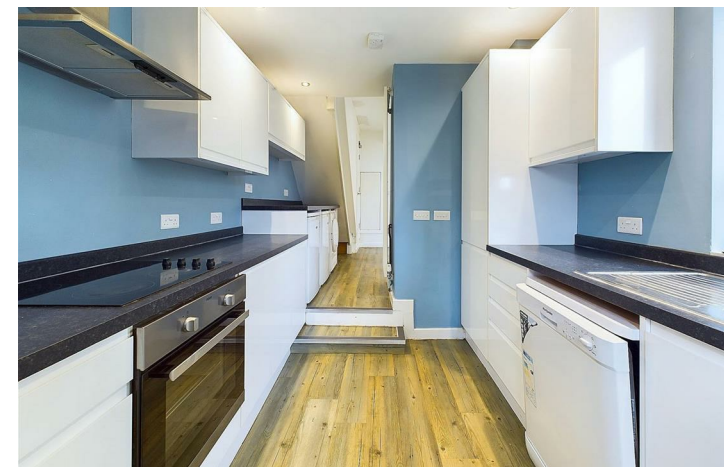
Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the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

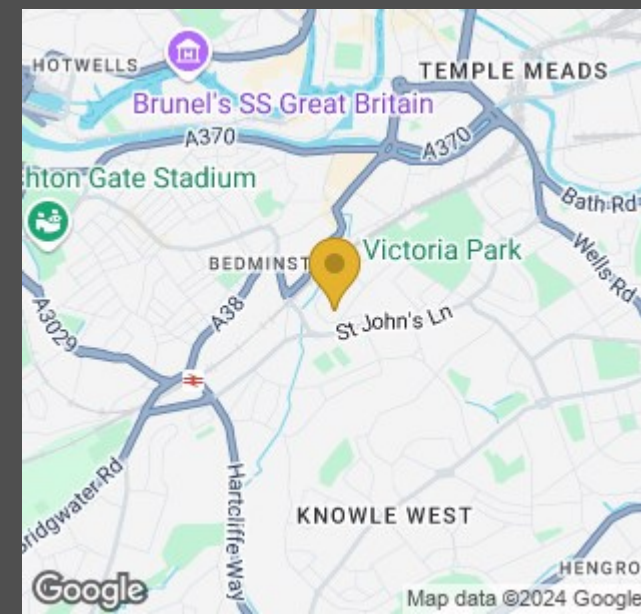
RESERVE PRICE

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.





First Floor



Ground Floor



Lower Ground Floor

Approximate total area⁽¹⁾
101.03 m²
1,087.1 ft²
(Excluding Lower Ground Floor Storage)

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standards.

GIRAFFE360



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