



Connells

Trym Road
Bristol



Property Description

The cottage is situated at the heart of the old part of Westbury Village, on a terrace dating back to the 19th Century.

The famous Holy Trinity Church which sits proudly behind the cottage is full of history and dates back to the early 13th century.

Within Westbury-on-Trym there are several cafes and restaurants, including Grupo Lounge and

the Post Office Tavern, whilst a short walk away are also the shops, and caf  s of Henleaze

Road. A benefit of this area is the amount of employment nearby, with several buses also running bringing both the City Centre and Cribbs Causeway within reach. Just a short distance

from the house there is Canford Park, with a play area for kids and the walks of Badocks

Woods are also not far, whilst The Downs and Blaise Castle is also just a short trip away.

Westbury-on-Trym is well-suited for those who work in Bristol and also require access to the

motorway, with both Bristol City Centre and the M5 motorway around ten minutes away by car.

Bristol Parkway Train Station is also just a short journey away.

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

Auctioneer's Comments

services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Lounge

14' 9" x 13' 11" (4.50m x 4.24m)

Study Area

9' 10" x 7' 3" (3.00m x 2.21m)

Kitchen

10' x 9' 3" (3.05m x 2.82m)

Bedroom 1

14' 4" x 12' 1" (4.37m x 3.68m)

Bathroom

10' 11" x 9' 1" (3.33m x 2.77m)

Front Garden

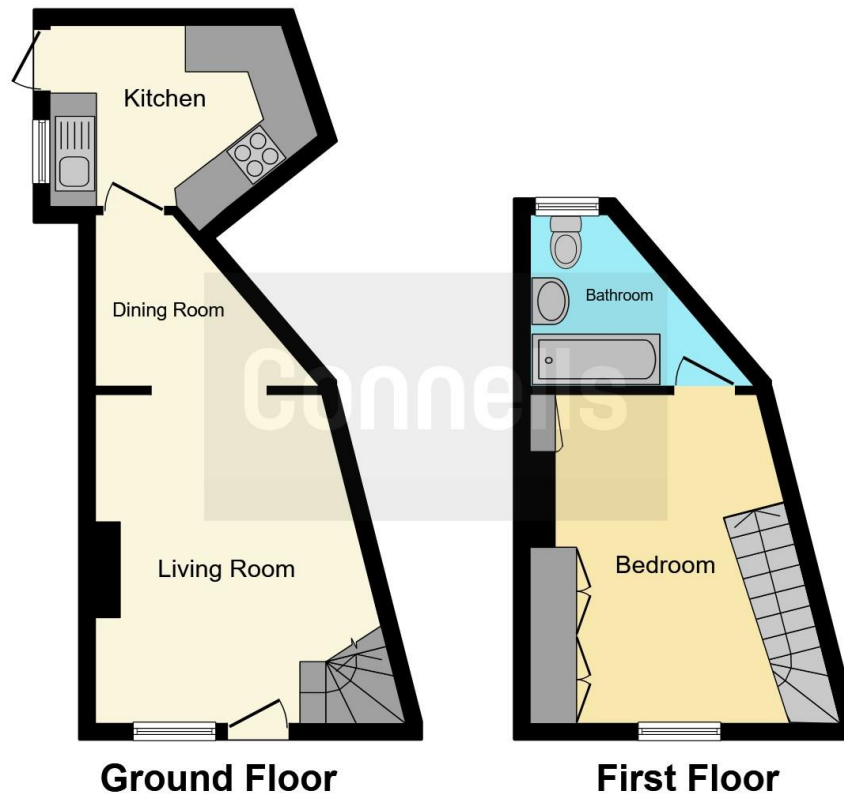
Communal Rear Garden

Outbuilding









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

To view this property please contact Connells on

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6 Canford Lane
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WOT309201



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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