



Connells

Folliot Close
Bristol



Property Description

Located in Stapleton, Folliot Close is a three-bedroom mid-terrace property offering a flexible layout and off-street parking for multiple vehicles. The ground floor includes an entrance hall, front lounge, kitchen with access to the dining area, and a downstairs cloakroom. The first floor has three bedrooms and a family bathroom.

Outside, the property benefits from a rear garden with a raised deck, small brick-built shed, and gated rear access to a lane that leads to the road.

The location is convenient for local amenities and provides easy access to the A4174 Ring Road, M32, M4 and M5, making it ideal for commuters. Stapleton also offers green spaces and nearby access to local schools and shops.

Auctioneer's Comments

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

Entrance Hall

Stairs rising to the first floor, access to the lounge and kitchen, under stairs storage cupboard housing the gas meter and fuse board.

Lounge

12' 4" x 12' 4" (3.76m x 3.76m)

Double glazed window to the front aspect overlooking the drive, wood effect flooring, and a radiator.

Kitchen

8' 5" x 10' 4" (2.57m x 3.15m)

Double glazed window to the rear aspect, partly tiled with tile effect flooring, ceramic sink with mixer tap, gas hob with extractor over, low-level electric oven, space for fridge freezer and washing machine, access to the dining area, and a radiator.

Dining Room

10' 4" x 9' 8" (3.15m x 2.95m)

Double glazed French doors to the rear aspect opening onto the garden, wood effect flooring, and a radiator.

Cloakroom

5' 7" max x 6' (1.70m max x 1.83m)

Two double glazed obscured windows to the side aspect, WC, wash hand basin with mixer tap, tiled flooring, white heated towel rail, and partly tiled walls.

First Floor Landing

Access to all three bedrooms and the family bathroom, loft hatch to ceiling.

Bedroom One

12' 4" max x 12' (3.76m max x 3.66m)

Double glazed window to the front aspect, carpeted flooring, storage cupboard housing the Vaillant boiler, and a radiator.

Bedroom Two

12' x 10' 4" (3.66m x 3.15m)

Double glazed window to the rear aspect, carpeted flooring, and a radiator.

Family Bathroom

6' 4" x 5' 5" (1.93m x 1.65m)

Double glazed obscured window to the rear aspect, fully tiled walls, bath with shower hose attachment over, glass shower screen, WC, wash hand basin with mixer tap, tile effect flooring, spotlights to the ceiling, and white heated towel rail.

Bedroom Three

8' 5" max x 9' 4" (2.57m max x 2.84m)

Double glazed window to the front aspect, wood effect flooring, and a radiator.

Outside

Front Driveway:

Mainly laid to patio with space for multiple vehicles, bordered by fencing and brickwork.

Front Entrance:

UPVC double glazed front door set within a porch, surrounded by double glazed panels and a side window.

Rear Garden:

Mainly laid to lawn with a raised decked area, small brick-built shed attached to the property, fenced borders, and a rear access gate leading to a lane and onto the road.









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

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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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