



Connells

Edgeworth
Yate Bristol



Property Description

Ground Floor Two-Bedroom Flat with Private Garden and Garage

This Two-bedroom ground floor flat offers a great home in the popular Yate area of Bristol. It features a large living space, a simple but functional kitchen, and two bedrooms and a family bathroom.

In addition to the private garden, this flat also comes with the benefit of a garage, offering extra storage or parking options. This property is also well connected to local bus routes with easy access to Bristol city centre, you are also close to plenty of local amenities, including the Yate Shopping Centre, with its variety of shops, cafes, and services. The area also boasts good schools, parks, and a leisure centre, with the nearby countryside perfect for outdoor activities.



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.

Kitchen

11' 4" x 8' 4" (3.45m x 2.54m)

Lounge

16' 6" x 7' 4" (5.03m x 2.24m)

Bedroom One

11' 4" x 11' (3.45m x 3.35m)

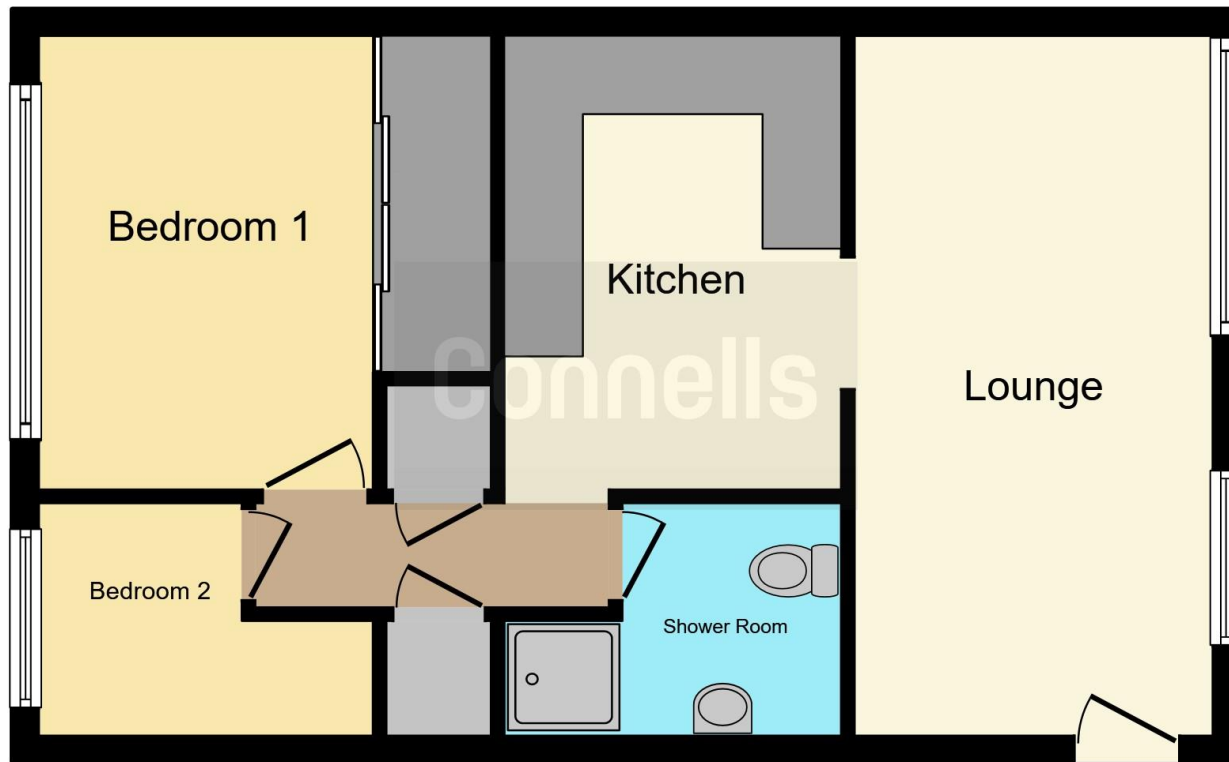
Bedroom Two

8' 1" x 5' 8" (2.46m x 1.73m)









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

T 0117 956 9555
E emersonsgreen@connells.co.uk

2 The Village Emerson Way Emersons Green
 BRISTOL BS16 7AE

EPC Rating: E Council Tax
 Band: A

Tenure: Freehold

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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.

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