

for sale

guide price **£210,000** Freehold



Long Mead Yate Bristol BS37 7YT

* TWO BED MID TERRACE HOME *
KITCHEN * LOUNGE/DINING ROOM *
BATHROOM * GARDENS * PARKING *
BEING SOLD WITH NO ONWARD CHAIN *



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Property Details

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 £300 inc VAT towards the preparation cost of the pack.

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.

Ground Floor

Entrance Porch

Open porch with a tiled canopy over, tiled floor and storage cupboard.

Entrance Hall

Entrance door to front elevation, stairs rising to first floor, textured and coved ceiling, telephone point, dado rail and doors leading to kitchen and lounge/dining area.



Lounge / Dining Area

15' 8" x 11' 8" (4.78m x 3.56m)

Double glazed french doors to rear elevation, understairs storage cupboard, wall lights, TV point, textured and coved ceiling and two radiators.

Kitchen

9' 10" x 5' 1" (3.00m x 1.55m)

Double glazed window to front elevation. Fitted kitchen comprising wall and base units with work surfaces over incorporating a stainless sink/drainer, electric oven and hob with extractor fan over, wall mounted boiler, plumbing and space for washing machine, space for fridge/freezer, textured and coved ceiling, wood effect laminate flooring and radiator.

First Floor

Landing

Stairs rising from ground floor, dado rail, access to loft area and door to all bedrooms and bathroom.

Bedroom One

11' 9" x 10' (3.58m x 3.05m)

Double glazed window to rear elevation, textured and coved ceiling and radiator.

Bedroom Two

11' 7" max x 9' 2" (3.53m max x 2.79m)

Double glazed window to front elevation, built-in storage cupboard, textured and coved ceiling and radiator.

Bathroom

Bathroom suite comprising bath with shower over and glass shower screen and tiled panelling, low level WC, pedestal wash hand basin, fully tiled walls, extractor fan and radiator.

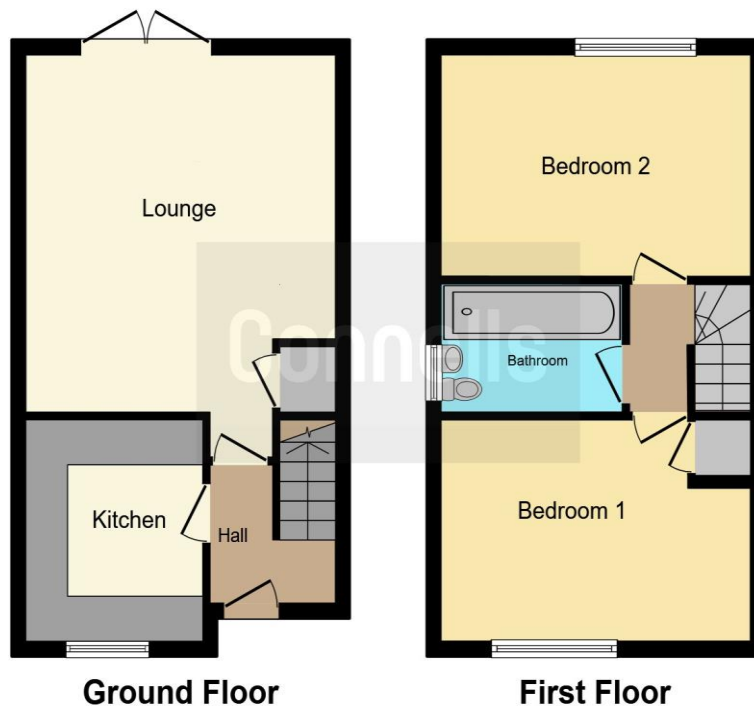
Outside Space

Front Garden

Mainly laid to lawn on both sides with pathway leading to entrance porch.

Rear Garden

Enclosed by way of boundary fencing, mainly laid to lawn with patio area, hardstanding and courtesy light.



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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Tenure: Freehold

EPC Rating: C

Property Ref: YAT307664 - 0003

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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