

# 71 Baytree Road, Bath - offer guidelines

All offers are to be submitted in writing in a sealed envelope and delivered either in person to Stonier Hobbs, 10 Fountain Buildings, Lansdown Road, Bath BA1 5DU or by email to [s.bush@stonier-hobbs.com](mailto:s.bush@stonier-hobbs.com) before 12.00 noon on Thursday 23<sup>rd</sup> January 2025. The offers will then be presented to the family and reviewed over the weekend.

When writing your offer please include the following:

**Offer price:** please present your offer in **odd numbers** (i.e. £123,456.78) to avoid the same offer being presented by more than one party.

**Your position:** please advise us if you are selling another property or have funding arranged.

**Funding:** please provide evidence of funding either a statement showing the full balance of available funds or your available deposit and a mortgage decision in principal from a lender.

**Conditions:** please advise us of any conditions attached to your offer, i.e. structural survey, subject to planning, change of use etc.

Please note the vendor is not bound to accept the highest or any offer.

If you have any questions please contact Simon Bush 01225 463322 / 07973 760 814  
[s.bush@stonier-hobbs.com](mailto:s.bush@stonier-hobbs.com)