

Connells

Lark Rise
Yate Bristol

Lark Rise
Yate Bristol BS37 7PJ

for sale guide price
£230,000







Property Description

NO ONWARD CHAIN! Situated within the well-established town of Yate, this well-presented two-bedroom terraced home offers stylish and practical living accommodation in a convenient location close to a range of local amenities, schools, and transport links.

The property is entered via an entrance hall which leads through to a comfortable lounge, creating an inviting space to relax and entertain. To the rear, the kitchen has been fitted with a range of modern high-gloss units, providing ample storage and workspace with a contemporary finish.

To the first floor are two good-sized bedrooms and a family bathroom, offering well-balanced accommodation throughout.

Externally, the property benefits from an enclosed, well-maintained rear garden, ideal for enjoying the outdoors, while parking for two vehicles adds further convenience.

Combining modern interiors with a desirable location, this attractive home is a fantastic opportunity to acquire a property in one of South Gloucestershire's most popular towns.

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.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer has been accepted to cover the cost of required identity checks and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Ground Floor Accommodation

Entrance Hall

Double glazed door to the front aspect. Door leading to the lounge

Lounge

13' 8" MAX x 12' MAX (4.17m MAX x 3.66m MAX)

Double glazed window to the front aspect. Door to the kitchen. Stairs rising to the first floor accommodation. Radiator.

Kitchen

12' x 9' 6" (3.66m x 2.90m)

Double glazed window to the rear aspect. Double glazed door to the rear garden. Fully fitted kitchen with a range of high glossed cupboards and drawers. Sink. Integrated four ring gas hob, cooker hood and oven. Space for fridge freezer. Radiator.

First Floor Accommodation

First Floor Landing

Doors to all bedrooms and family bathroom.

Bedroom One

12' x 9' 8" (3.66m x 2.95m)

Double glazed window to the front aspect. Radiator.

Bedroom Two

12' x 6' 6" (3.66m x 1.98m)

Double glazed window to the rear aspect. Radiator.

Bathroom

Three piece suite comprising of Low Level WC, wash hand basin and panelled bath with shower over. Radiator.

External Features

Garden

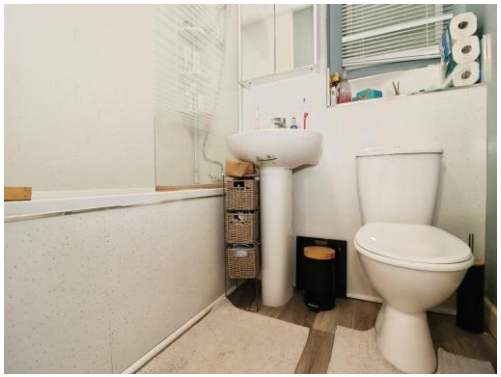
Fenced boundaries. Stone pathway to the rear of the garden. Laid to lawn. Shed.

Parking

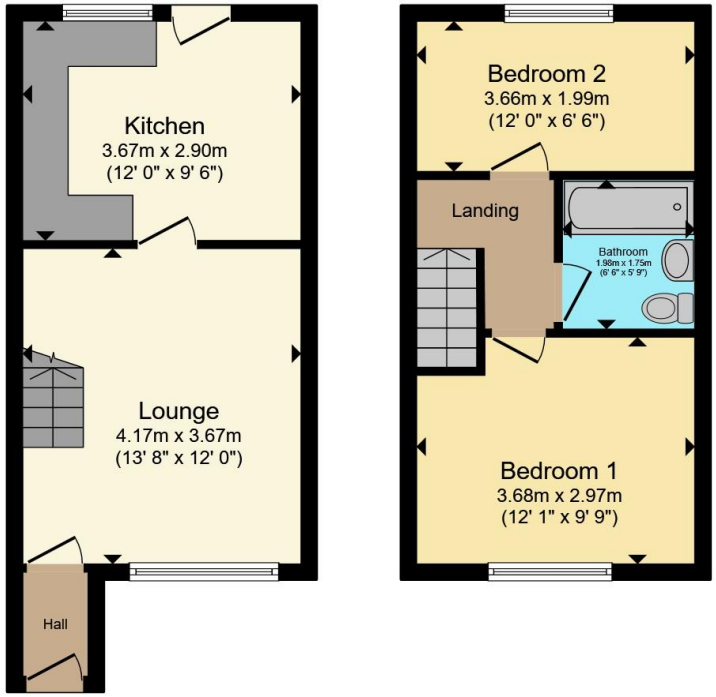
There is parking for two vehicles.











Ground Floor **First Floor**

Total floor area 53.9 m² (580 sq.ft.) approx

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.propertybox.io

Connells

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1 Regent Street Kingswood
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EPC Rating: C

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/YAT308688

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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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