







MAGGS & ALLEN

12 ST. PETERS RISE

HEADLEY PARK, BRISTOL, BS13 7LY

Guide Price: £200,000+

- 17 DECEMBER LIVE ONLINE AUCTION
- Two-bedroom mid-terraced house
- Requiring some modernisation
- Double garage to the rear
- Open-plan living space
- Ideal buy-to-let or first time buy
- 8-week completion

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www.maggsandallen.co.uk

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12 ST. PETERS RISE, HEADLEY PARK, BRISTOL, BS13 7LY

Guide Price: £200,000+

FOR SALE BY AUCTION
This property is due to feature in our LIVE Online Auction on 17 December 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS
By appointment.

SUMMARY
TWO-BEDROOM HOUSE WITH A LARGE GARAGE

DESCRIPTION
A two-bedroom mid-terraced house requiring some updating, situated in the popular area of Headley Park.

The ground floor offers a bright, open-plan living area leading through to the kitchen, which would benefit from modernisation. To the first floor are two well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a tiered front garden with lawn and mature planting, while the rear garden offers a patio and lawn. A particular feature of the property is the double garage to the rear, which we understand had its roof replaced in 2023.

We are also informed that the property was fully rewired in 2024. There may be potential to extend into the loft, subject to the necessary consent. The property presents an excellent opportunity for investors or owner-occupiers looking to modernise a home to their own specification.

LOCATION
St. Peters Rise is situated in the popular residential area of Headley Park, South Bristol, offering convenient access to a range of local shops, schools and everyday amenities. The area benefits from good transport links to Bristol city centre and surrounding areas, with easy access to the wider road network.

Nearby green spaces include Manor Woods Valley, offering attractive walking routes and a cycle path providing access into the city centre.

ACCOMMODATION
Please refer to floorplan for approximate room measurements and internal layout.

COMPLETION
Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE (EPC)
Rating: D

TENURE
Please refer to the Auction Legal Pack.

BUYER'S PREMIUM
Please be advised that all purchasers are subject to a £1,900 plus VAT (£2,280 inc VAT) buyer's premium payable upon exchange of contracts.

*GUIDE PRICE
Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

RESERVE PRICE
The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

PROXY, TELEPHONE & ONLINE BIDDING
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our bidder registration form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a pre-authorised hold on funds for your bidding deposit must be received no later than 24 hours before the date of the auction.

BIDDING DEPOSITS
Bidders will be required to use the online card facility to pay their Bidding Deposit. A pre-authorised hold on funds in the amount of £5,000 will be placed on your debit card until the auction date.

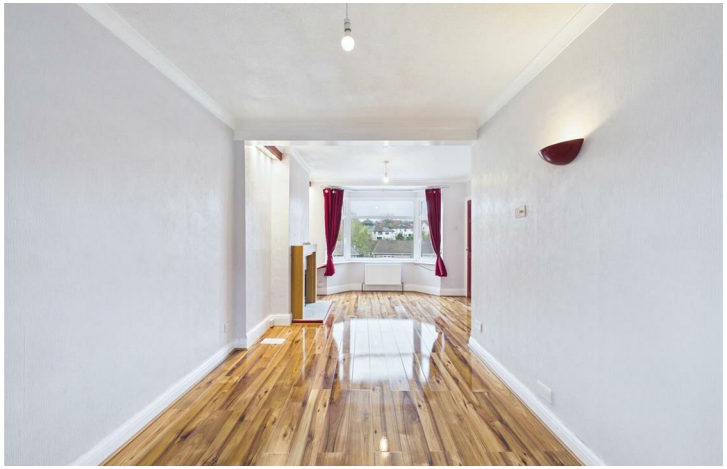
If you are the successful bidder, this amount will be debited from your card and the balance of the deposit monies and Buyer's Premium (£1,900 plus VAT) must be transferred to our client account within two working days of the auction sale. If you are unsuccessful at the auction, the hold on your card will be released the following day (please be aware that the time taken to release the hold on funds may vary depending on your card provider).

SITE PLAN
The site plan is provided for indicative purposes only, please refer to the title plan within the legal pack for confirmation of the site boundaries.

AUCTION OR BRIDGING FINANCE REQUIRED?
Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email admin@maggsandallen.co.uk

LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?
Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email lettings@maggsandallen.co.uk.



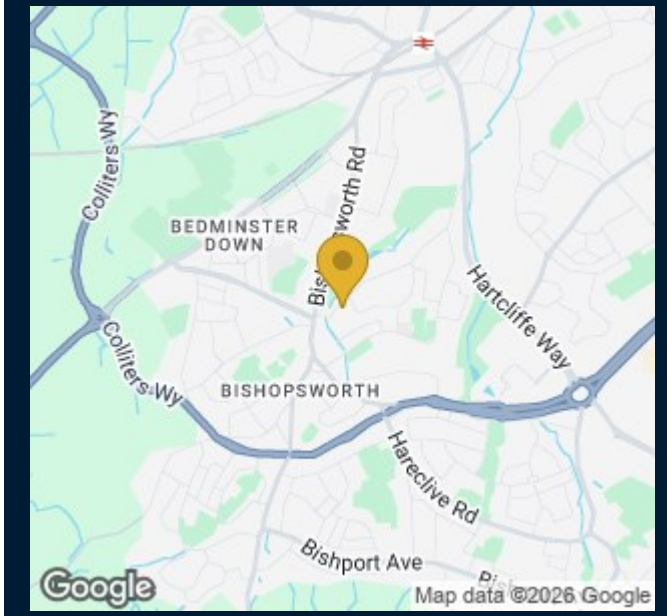














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