

Connells

Greenacres Park
Coalpit Heath Bristol

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for sale guide price
£120,000







Property Description

Situated within aresidential park, this well-presented two-bedroom park home offers comfortable, low-maintenance living in a peaceful setting, making it an ideal choice for downsizers or those seeking a relaxed lifestyle.

The accommodation is thoughtfully arranged and features a bright and spacious lounge with ample room for both living and entertaining. A separate dining area provides the perfect space for family meals or social gatherings and enjoys convenient access to the fitted kitchen, which offers a range of storage cupboards and work surfaces for everyday practicality.

From the central hallway, there are two well-proportioned bedrooms, with the principal bedroom benefiting from built-in storage. The second bedroom offers flexibility and could easily be used as a guest room, hobby room or home office. A shower room completes the internal accommodation and is fitted with a shower cubicle, wash hand basin and WC.

The property enjoys a light and airy feel throughout, with large windows allowing natural light to flood the living spaces. The well-balanced layout maximises the available accommodation, creating a welcoming and functional home.

Combining comfort, convenience and easy-to-maintain living, this delightful park home presents an excellent opportunity for buyers looking to enjoy all the benefits of park home living.

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.

Lounge

19' 9" x 11' 3" (6.02m x 3.43m)

Double Glazed Windows, Radiator, Front Door, Gas Fireplace

Dining Room

10' 2" x 6' 8" (3.10m x 2.03m)

Double Glazed Window, Direct access to kitchen

Kitchen

10' 4" x 9' 5" (3.15m x 2.87m)

Space or washing machine, fridge and stove/cooker. Access to side door, Double Glazed Window

Hall

Access to Bedroom 1,2 and shower room

Bedroom 1

9' 10" x 9' 5" (3.00m x 2.87m)
Double Glazed Windows, Radiator, Built in Storage Units and Mirror

Bedroom 2

9' x 7' 4" (2.74m x 2.24m)
Double Glazed Window, Radiator and Built in Storage

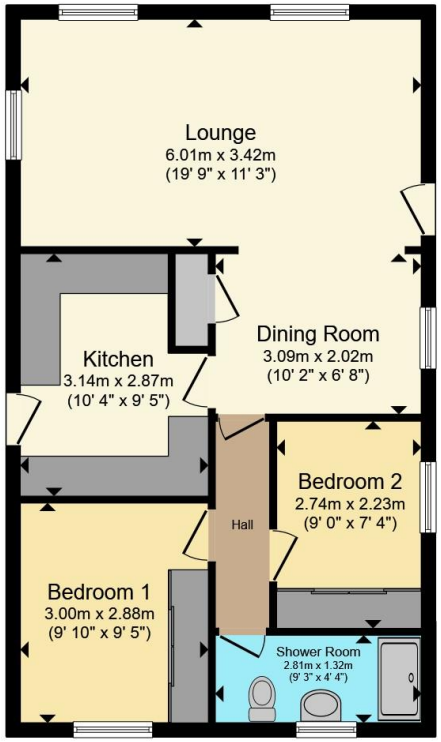
Shower Room

9' 3" x 4' 4" (2.82m x 1.32m)
Wash Hand Basin, Pedestal Toilet, Shower, Double Glazed Window, Towel Radiator

Back Yard











Total floor area 63.5 m² (683 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

To view this property please contact Connells on

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72-74 Station Road Yate
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EPC Rating: Exempt

Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/YAT308541

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

The Property Ombudsman

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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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