

Property details approval form

123 Longs Drive, Yate, Bristol, Avon, England, BS37 5XW

Date: 11 June 2026

Property Ref and Version: YAT308466 - 0001

Not for marketing purposes INTERNAL USE ONLY

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Property details approval form

123 Longs Drive, Yate, Bristol, Avon, England, BS37 5XW

Date: 11 June 2026

Property Ref and Version: YAT308466 - 0001

○ Price

guide price £90,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 100 years from 01 Jan 1989.

○ Key Features

- > Energy Rating: C
- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers fees apply
- > Ample Lounge
- > Kitchen
- > Shower Room
- > Hall with Storage
- > Bedroom

○ Short Description

Charming first-floor flat with lounge/bedroom and practical kitchen. With some TLC, create a cosy home or smart investment opportunity. Great potential, double glazing, and a functional layout-don't miss this hidden gem!

○ Long Description

Nestled on the first floor, this flat offers a fantastic opportunity for both investors and buyers seeking a cosy home to make their own. Accessed via a private entrance hall with stairs leading up, the property opens into a bright and versatile main living space, currently arranged as a lounge/bedroom. This generous room provides ample scope to personalise and modernise, benefiting from a double glazed window.

Leading from the lounge is a practical kitchen, thoughtfully designed with space for essential appliances including a fridge, oven and washing machine or dishwasher, making everyday living both convenient and efficient.

An inner hall follows, featuring double storage cupboards ideal for keeping the space organised. This area leads through to the shower room, which is fitted with a toilet, wash hand basin, shower, additional storage unit and a double glazed window.

Requiring a degree of TLC, this property represents excellent potential to enhance and add value. Whether you are an investor looking for a rewarding project or someone eager to create a warm and inviting home, this flat offers a wonderful canvas to bring your vision to life.

Property details approval form

123 Longs Drive, Yate, Bristol, Avon, England, BS37 5XW

Date: 11 June 2026

Property Ref and Version: YAT308466 - 0001

○ Directions

○ Agents Note

Property details approval form

123 Longs Drive, Yate, Bristol, Avon, England, BS37 5XW

Date: 11 June 2026

Property Ref and Version: YAT308466 - 0001

○ Room Description

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.

Hall

Stairway to First Floor

Lounge

13' 11" x 8' 11" (4.24m x 2.72m)

Radiator, Double Glazed Windows, Access to Kitchen

Kitchen

8' 10" x 5' 3" (2.69m x 1.60m)

Bedroom

9' 7" x 7' 9" (2.92m x 2.36m)

Access to Hall

Hall

Double Storage Unit, Shelves, Access to Shower Room

Shower Room

7' x 5' 2" (2.13m x 1.57m)

Shower, Pedestal Toilet, Wash Hand Basin, Double Glazed Window, Storage Unit

Property details approval form

123 Longs Drive, Yate, Bristol, Avon, England, BS37 5XW

Date: 11 June 2026

Property Ref and Version: YAT308466 - 0001

○ Room Description

Property details approval form

123 Longs Drive, Yate, Bristol, Avon, England, BS37 5XW

Date: 11 June 2026

Property Ref and Version: YAT308466 - 0001

○ Room Description

Property details approval form

123 Longs Drive, Yate, Bristol, Avon, England, BS37 5XW

Date: 11 June 2026

Property Ref and Version: YAT308466 - 0001

○ Property Images



Property details approval form

123 Longs Drive, Yate, Bristol, Avon, England, BS37 5XW

Date: 11 June 2026

Property Ref and Version: YAT308466 - 0001

○ Property Images



Property details approval form

123 Longs Drive, Yate, Bristol, Avon, England, BS37 5XW

Date: 11 June 2026

Property Ref and Version: YAT308466 - 0001

○ Property Images

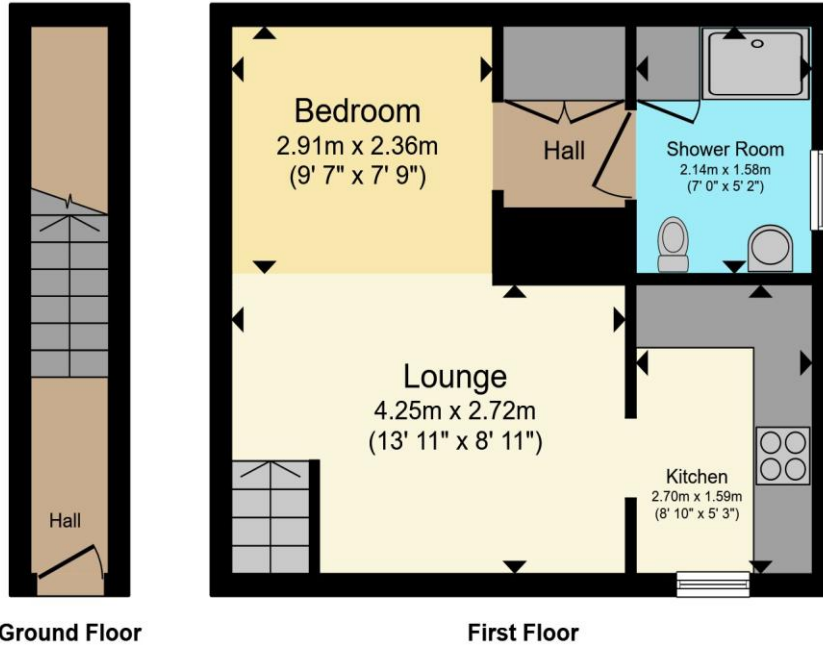
Property details approval form

123 Longs Drive, Yate, Bristol, Avon, England, BS37 5XW

Date: 11 June 2026

Property Ref and Version: YAT308466 - 0001

○ Floor Plan



Total floor area 51.0 m² (549 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

○ Approval

Signature

Date

	Signature	Date
Bradley Bates		
Mr M. Jarvis		