



Connells

Longs Drive
Yate Bristol



Property 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.

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 is accepted to cover the cost of carrying out the required identity 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.

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

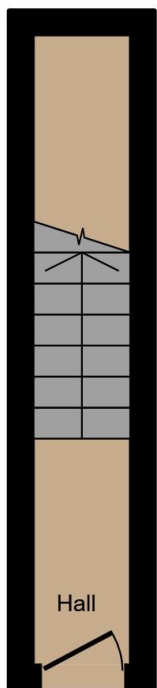
Double Storage Unit, Shelves, Access to Shower Room

Shower Room

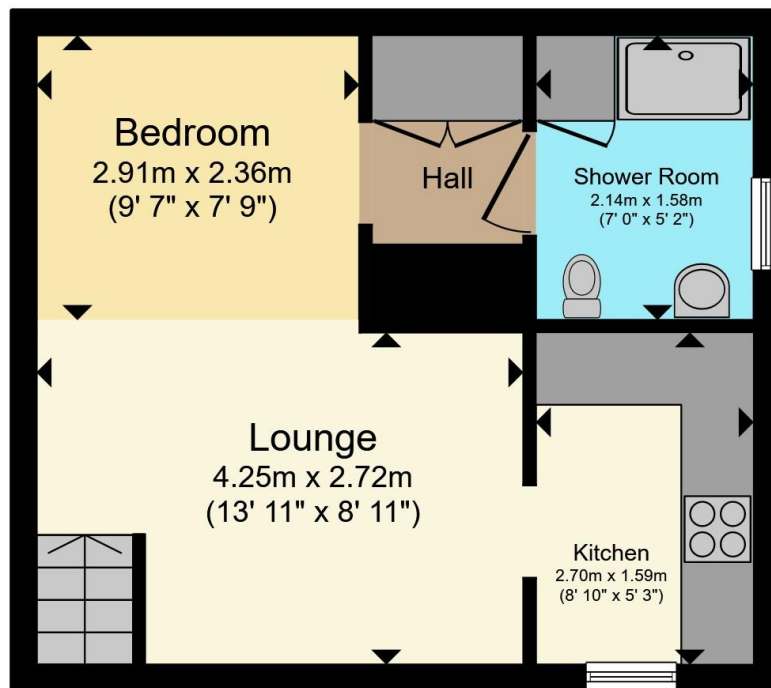
7' x 5' 2" (2.13m x 1.57m)

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





Ground Floor



First Floor

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



To view this property please contact Connells on

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72-74 Station Road Yate
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EPC Rating: C

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/YAT308466

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: YAT308466 - 0005

