



Connells

Westerleigh Road
Yate Bristol



Property Description

Step into this inviting and versatile two-bedroom semi-detached home, completely empty and ready for you to bring your vision to life! Enter through a welcoming hallway that opens into a spacious lounge, filled with natural light from a large window and centred around a charming stone fireplace. The staircase to the first floor is neatly positioned here, adding character to the space.

Flowing through the lounge, you'll find a cosy dining area complete with a built-in bookshelf and storage cabinet - perfect for entertaining or quiet dinners. From here, access both the sleek modern kitchen and practical utility room offering excellent storage. The utility leads to the family bathroom, featuring both a separate bath and shower, ample cabinet space, wash basin, WC, and a large double-glazed window. The stylish kitchen boasts wooden countertops, white cabinetry and a built-in induction hob and oven, with direct access to the garden. Outside, enjoy a generous lawn with a tiled patio, fully enclosed by wooden fencing and a side gate.

Upstairs are two adaptable bedrooms, including a main bedroom with three built-in closets and a bright garden view. A fantastic blank canvas suited to any lifestyle-your dream home starts here!

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

Used to access Lounge

Lounge

14' 7" x 12' 2" (4.45m x 3.71m)
Double Glazed Window, Radiator,

Stone Fireplace, Wooden White Stairway to First Floor.

Dining Area

14' 7" x 10' 4" (4.45m x 3.15m)

Radiator, Built in Bookshelf with Storage Unit, Recessed Shelf

Utility Room

7' 4" x 3' 11" (2.24m x 1.19m)

Shelf,

Bathroom

9' 10" x 7' 3" (3.00m x 2.21m)

Double Glazed Window, Radiator, Bathtub, Pedestal Toilet, Wash Hand Basin, Storage Cabinets, Shower.

Kitchen

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

Double Glazed Windows, Double Glazed Door to Garden, Built in Induction Hob and Oven, White Storage Cabinets

Garden

Front tiled patio, Grass Lawn, Wooden Fencing, Side Fence at Front of Property.

Landing

Double Glazed Window, Access to both Bedrooms.

Bedroom 1

11' 7" x 10' 3" (3.53m x 3.12m)

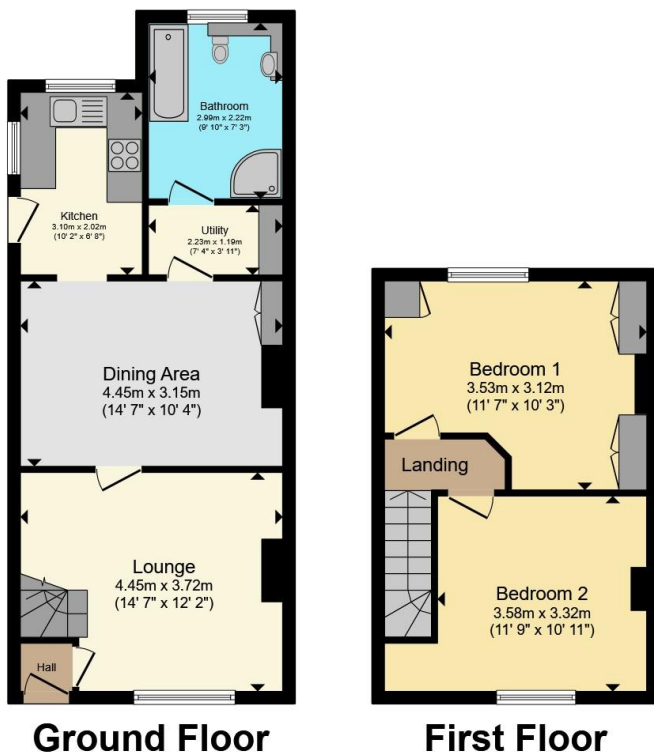
Double Glazed Window, Radiator, 3 Built in Wardrobe/Storage Units

Bedroom 2

11' 9" x 10' 11" (3.58m x 3.33m)

Double Glazed Window, Radiator





Total floor area 79.0 m² (850 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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72-74 Station Road Yate
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EPC Rating: D Council Tax
 Band: C

view this property online connells.co.uk/Property/YAT308535

Tenure: Freehold



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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