



Connells
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FOR SALE

Connells

Wiltshire Avenue
Yate Bristol

Wiltshire Avenue
Yate Bristol BS37 7UF

for sale guide price
£400,000



Property Description

This detached house presents an excellent opportunity for buyers seeking a property with significant potential to create a spacious and comfortable family home.

The property is entered via a small porch leading into the main hallway. The hallway forms the central hub of the home offering access to the ground floor accommodation and featuring a conveniently located small W/C. From here, there is also access to a moderate-sized kitchen, which provides a practical layout and ample scope for reconfiguration to suit individual needs.

The hallway leads through to a spacious and inviting main living area with plenty of natural light. Double doors connect the lounge to a dedicated dining room creating a flexible living and entertaining space. The dining room features double doors opening directly onto the rear garden, allowing for easy indoor-outdoor flow and making the most of the garden outlook. The rear garden is generously sized and laid to grass, offering a private outdoor space with excellent potential for family use. A staircase from the hallway leads to the first-floor landing which provides access to all upstairs accommodation. The first floor comprises a spacious main bedroom along with three further bedrooms each offering good proportions and clear potential to be adapted for use as additional bedrooms, home offices, or hobby spaces.

The bathroom is also located on the first floor including a toilet, wash basin and a bath with an overhead shower.

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.

Porch

Lounge

13' 6" x 12' 8" (4.11m x 3.86m)

Hall**Dining Room**

10' 4" x 9' 8" (3.15m x 2.95m)

Kitchen

10' 10" x 8' 10" (3.30m x 2.69m)

W.C**Landing****Bedroom 1**

12' 2" x 10' 5" (3.71m x 3.17m)

Bedroom 2

11' 1" x 9' 5" (3.38m x 2.87m)

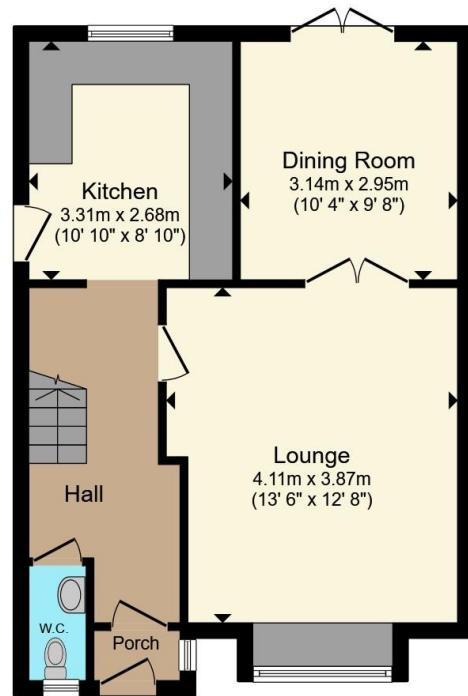
Bedroom 3

8' 1" x 7' 9" (2.46m x 2.36m)

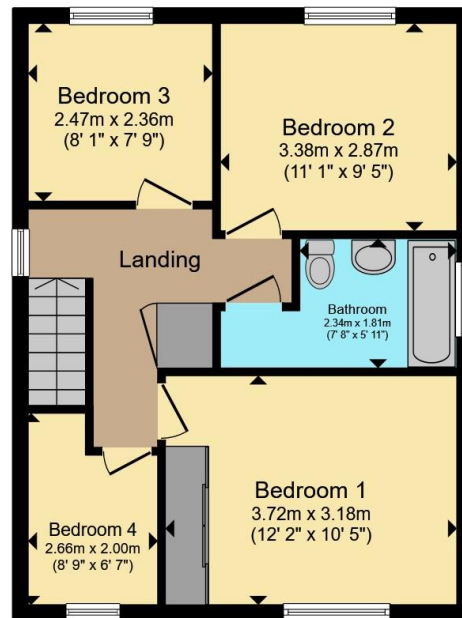
Bedroom 4

8' 9" x 6' 7" (2.67m x 2.01m)

Bathroom



Ground Floor



First Floor

Total floor area 98.7 m² (1,062 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
BRISTOL BS37 4PH

EPC Rating: E Council Tax
Band: D

view this property online connells.co.uk/Property/YAT308055

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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Property Ref: YAT308055 - 0016