Connells

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for sale

guide price **£180,000**



8a St. Davids Avenue BRISTOL BS30 8DF

Offered to the market with no onward chain, this one-bedroom ground floor maisonette on the popular St. David's Avenue benefits from its own private entrance, off-road parking for two vehicles, a share of freehold and no service charges or ground rent. Viewing highly recommended!



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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.







Internal Features

Entrance Hall
Opening into the kitchen / living room and through to the rest of the maisonette.

Kitchen / Living Room
Dual aspect windows with double glazed window to the side and double glazed bay window to the front. Kitchen comprises of a range of wall and base units with work surface over, inset sink with draining board and mixer tap, space and plumbing for washing machine, built in oven with electric hob over, space for fridge / freezer.

Bedroom
Double glazed french doors to private rear garden, 2 x radiators

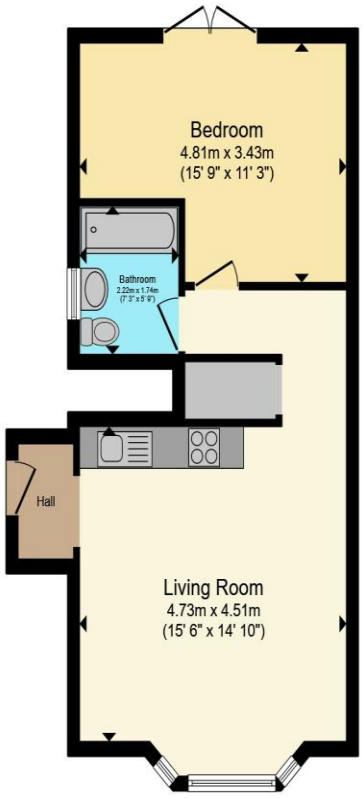
Bathroom
Obscure double glazed window to side, white three piece suite comprising of WC, pedestal sink and panel bath with shower and screen over, tiled to all water sensitive areas.

External Features

Rear Garden
Low maintenance garden enclosed via fence panels with rear gate access, mostly laid to shingle with patio area and path.

Parking
Driveway parking to the rear of the property for 2 cars





Total floor area 48.3 m² (520 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

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To view this property please contact Connells on

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Property Ref: BLG104658 - 0003

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

view this property online
connells.co.uk/Property/BLG104658

This is a Leasehold property with details as follows; Term of Lease 999 years from 17 Jul 2014. Should you require 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.

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