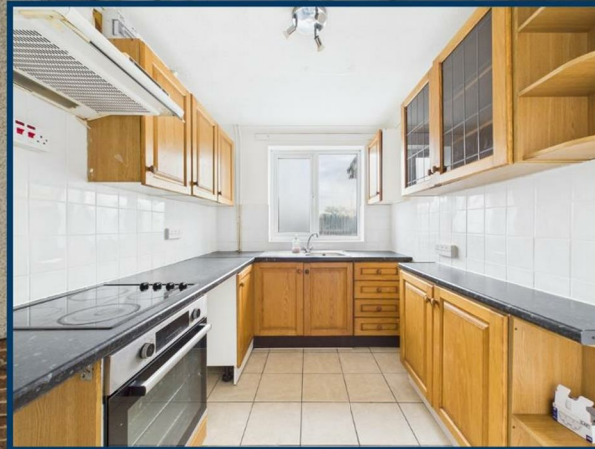




21 ABBOTSWOOD

YATE, BRISTOL, BS37 4NG

Auction Guide £90,000+

- 18 September LIVE ONLINE AUCTION
- Spacious three-bedroom maisonette
- Superb rental investment - potential rent of £14,400PA
- Includes a single lock-up garage
- Sold with vacant possession on the residue of a 999 year lease
- 8-week completion



Auction & Commercial
22 Richmond Hill, Clifton, Bristol, BS8 1BA

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www.maggsandallen.co.uk

21 ABBOTSWOOD, YATE, BRISTOL, BS37 4NG

Auction Guide £90,000+

FOR SALE BY AUCTION

This property is due to feature in our online auction on 18 September 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment

SUMMARY

SUPERB RENTAL INVESTMENT WITH POTENTIAL RENT OF £14,400PA

DESCRIPTION

A spacious three-bedroom maisonette in Yate. Superb rental investment with potential rent of £14,400pa, making this an excellent investment opportunity. The property benefits from convenient access to local amenities, Yate Shopping Centre and transport links to Bristol and the motorway network. The maisonette is to be sold with vacant possession and includes a single lock-up garage in a nearby rank. Ideal for investors looking to add to their existing portfolio, this property offers strong potential in a sought-after location.

LOCATION

The property is located on Abbotswood, above a pizzeria, just a short walk from Yate Common. Yate is a well-connected town surrounded by scenic countryside, situated to the southwest of the Cotswolds. The A432 runs through the centre of Yate, serving as its main road, while Junction 18 of the M4 is approximately 5.8 miles away, and Bristol city centre is around 11.3 miles from the town. Yate benefits from a train station with mainline connections, a leisure centre, and a large shopping centre that caters to a variety of needs. The town also offers easy access to the bustling High Street of Chipping Sodbury, as well as the surrounding countryside, the Cotswolds, Bath, and Tetbury via the A46.

ACCOMMODATION

The property is arranged over first and second floors and comprises an entrance porch, kitchen, dining room, living room, three bedrooms, and a bathroom.

Please refer to floorplan for approximate room measurements and internal layout.

GARAGE

The property includes a single lock-up garage with up and over door in a nearby rank.

TENURE

The property is for sale on the residue of a 999 year lease. Please refer to the online legal pack for a copy of the lease.

COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: E

LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email lettings@maggsandallen.co.uk.

AUCTION OR BRIDGING FINANCE REQUIRED?

Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email admin@maggsandallen.co.uk

BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,800 plus VAT (£2,160 inc VAT) buyer's premium payable upon exchange of contracts.

***GUIDE PRICE**

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

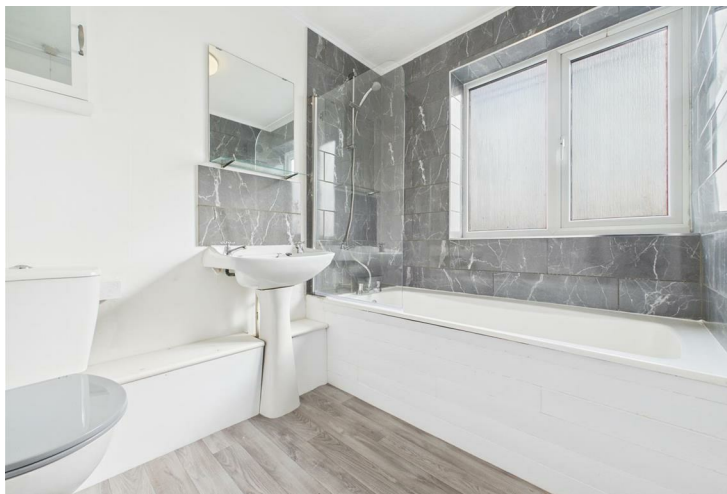
RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

PROXY, TELEPHONE & ONLINE REMOTE BIDDING

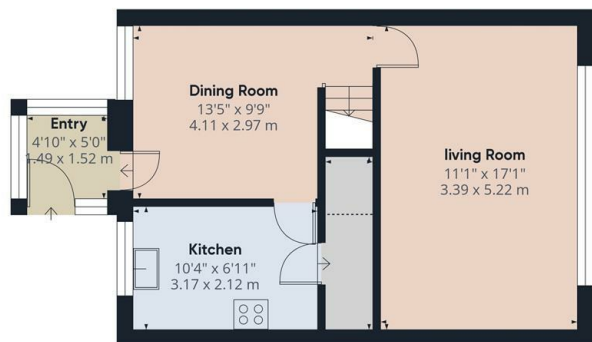
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.



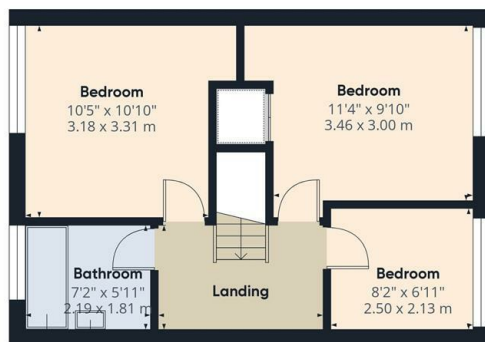


Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

840.98 ft²
78.13 m²

Reduced headroom

8.9 ft²
0.83 m²

(1) Excluding balconies and terraces

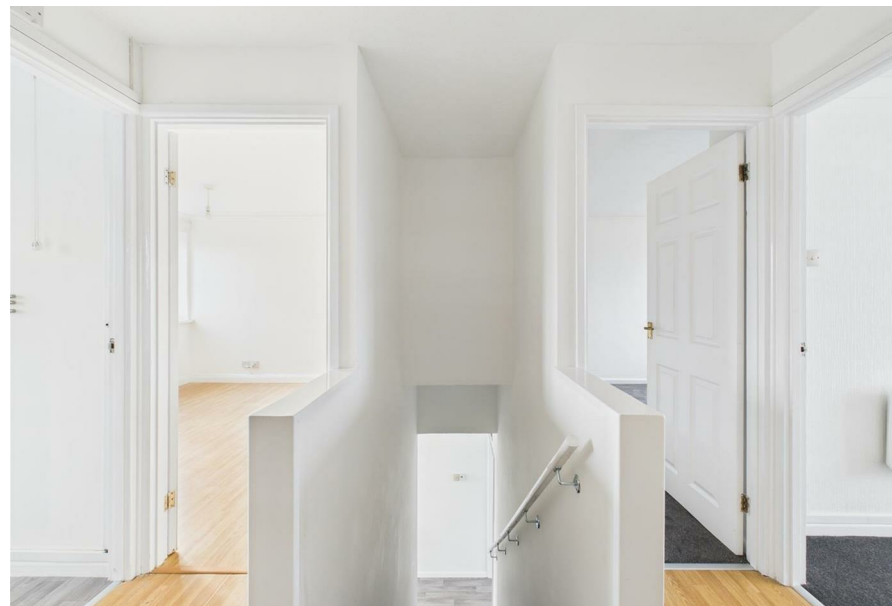
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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