



# MAGGS & ALLEN

8 CONNAUGHT PLACE  
WESTON-SUPER-MARE, BS23 2QA

**Guide Price: £425,000+**

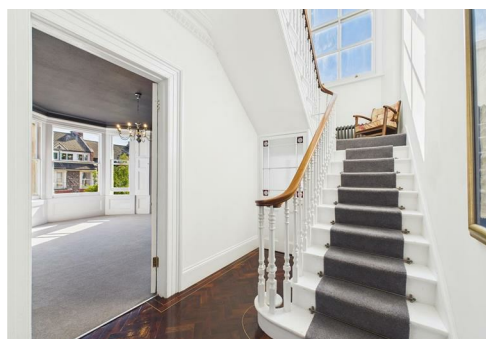
- 16 October LIVE ONLINE AUCTION
- Stunning detached Victorian villa
- Reduced Price for Auction
- 4 Bedrooms / 3 Reception Rooms / 2 Bathrooms
- Generous accommodation (approx. 2,365 ft<sup>2</sup> plus cellar)
- 2 garages plus front and rear gardens
- 8-week completion



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

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)





#### FOR SALE BY AUCTION

This property is due to feature in our online auction on 16 October 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

#### VIEWINGS

By appointment.

#### SUMMARY

SUBSTANTIAL 4-BEDROOM VICTORIAN VILLA WITH 2 GARAGES

#### DESCRIPTION

A stunning 4-bedroom detached Victorian villa measuring approximately 2,365 ft², situated in an elevated position within close proximity to Grove Park, the town centre and Weston sea front.

This imposing and characterful home retains a wealth of period features and has been tastefully improved by the current owner. Light and space are in abundance and the living accommodation is wrapped around an impressive central hallway with two separate reception rooms to the front and a generous, open-plan kitchen/diner to the rear.

There are two bathrooms and four double bedrooms on the first floor, two of which benefit from adjoining dressing rooms offering further scope for en-suites.

The property benefits from two garages, a raised terrace to the front, split level gardens to the rear and an extensive cellar with potential to create additional living space, a cinema room or games room.

An outstanding family home offering exceptional value for money in this location.

#### LOCATION

Connaught Place is in a prime location within close proximity to Grove Park, with easy access provided to the ample shopping, leisure and school facilities on offer. For the commuter junction 21 provides easy access to the M5 and from there to most major towns and cities. There is a mainline train station providing fast easy access to all major parts of the country. Bristol International Airport is approximately a 30 minute drive away and a regular bus service provides access to most areas of the town and outlying districts.

#### ACCOMMODATION

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

#### INVESTMENT POTENTIAL

The property may also suit conversion to a large HMO (subject to consents) and there is potential to create 6 bedrooms with minimal alterations to the existing layout.

#### TENURE

The property is for sale on a freehold basis with vacant possession.

#### COMPLETION

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

#### ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D

#### HMO LICENSING & PLANNING

HMO licensing regulations and planning requirements are subject to regular changes, updates and even individual interpretations by the Local Authority. Prospective buyers are therefore required to make their own enquiries with the Local Authority and review the documents contained in the auction legal pack fully to satisfy themselves that the property is compliant in this respect. Maggs & Allen accept no liability in the event that any Licensing or Planning requirements/documents are not in order at the point of sale.

#### 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](mailto: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](mailto: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.

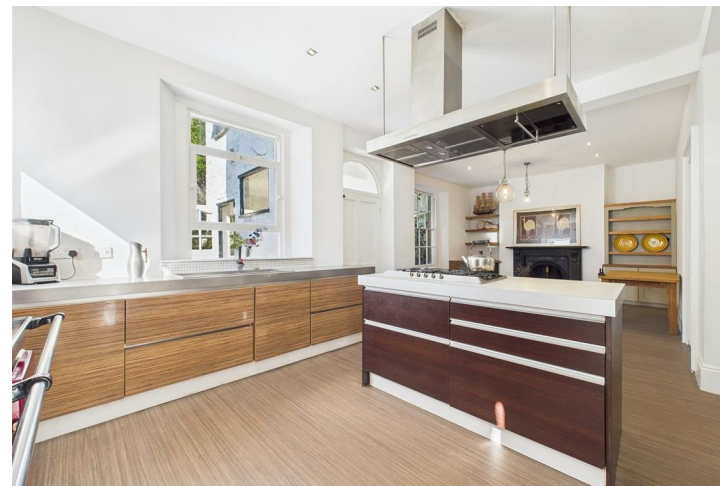
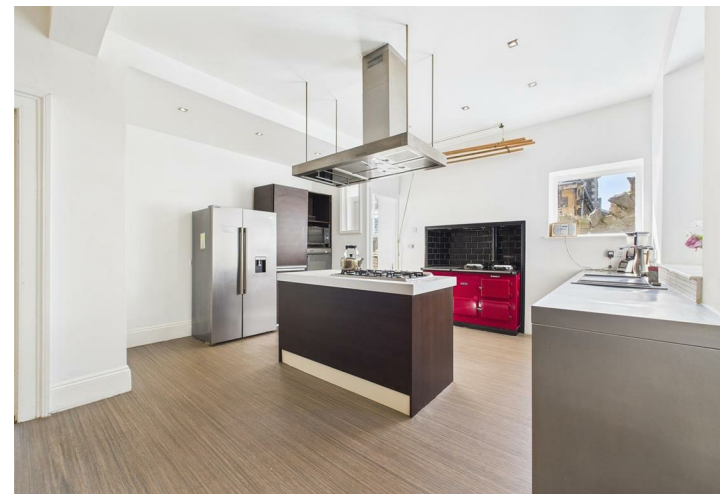
#### PRELIMINARY DEPOSITS

The Preliminary Deposit required for each lot you wish to bid for is £5,000.

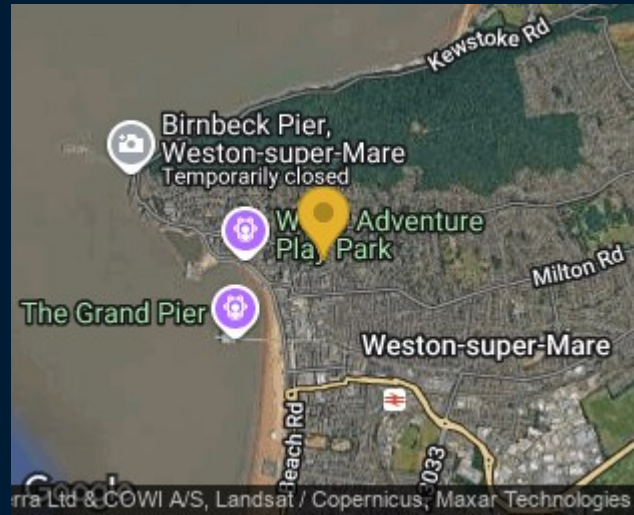
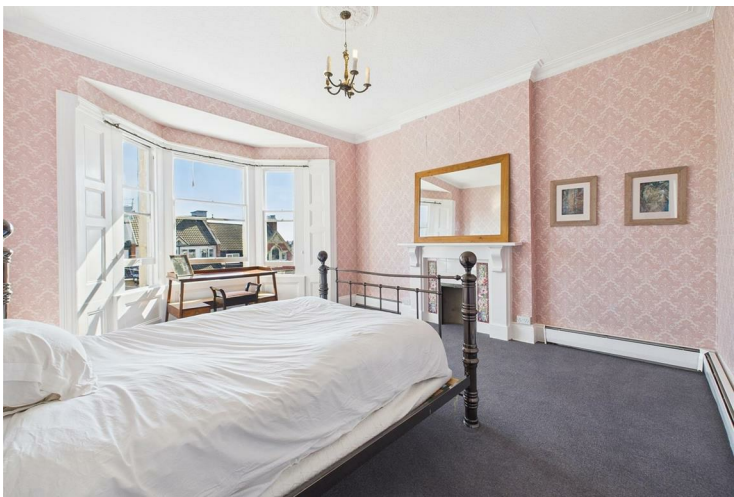
If you bid is successful, the balance of the deposit monies and Buyer's Premium (£1,800 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.

#### RENTAL ESTIMATES

All rental estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.

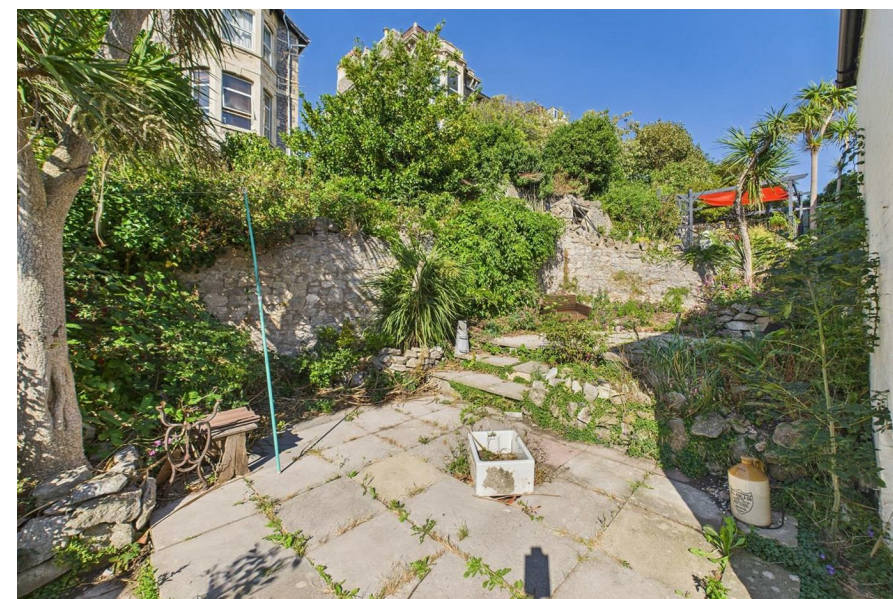
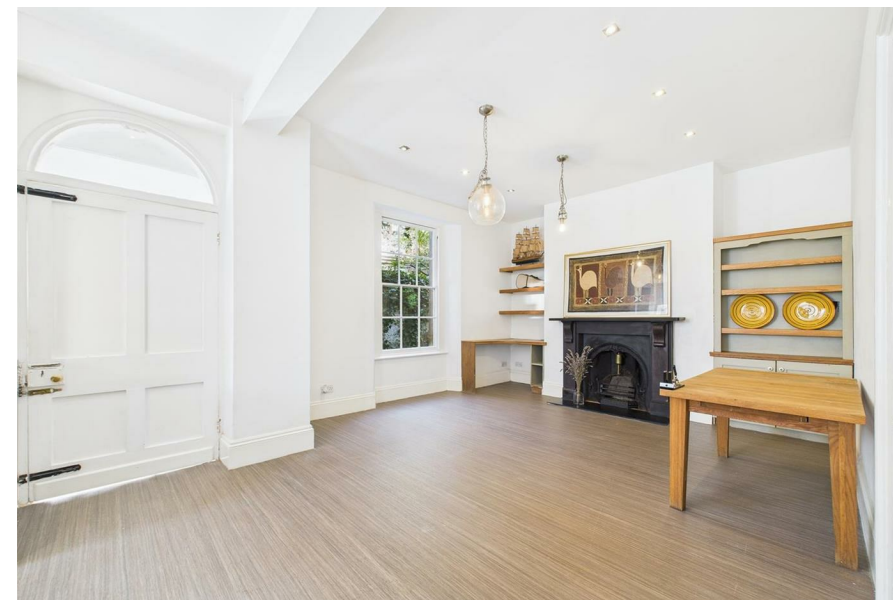






Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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.





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