

## 43 Station Road, Weston Super Mare, North Somerset, BS23

Sold @ Auction £192,000



- FOR SALE BY PUBLIC AUCTION
- WEDNESDAY 31ST JULY 2019
- ALL SAINTS CHURCH, CLIFTON, BS8 2HY
- WEEKLY SET VIEWINGS
- DOWNLOAD ONLINE LEGAL PACKS
- JULY 2019
- ART DECO STYLE
- IN NEED OF MODERNISATION
- HUGE POTENTIAL
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan JULY AUCTION - A large Freehold semi detached ART DECO STYLE PROPERTY ( 1373 Sq Ft ) in a central location and now in need of MODERNISATION with huge POTENTIAL

# 43 Station Road, Weston Super Mare, North Somerset, BS23 1XY

## Accommodation

### FOR SALE BY AUCTION

\*\*\* SOLD @ HOLLIS MORGAN JULY AUCTION \*\*\*

GUIDE £125,000 +++  
SOLD @ £192,000

LOT NUMBER 1  
Wednesday 31st July 2019 ( NEW DATE )  
All Saints Church Pembroke Road, Clifton, Bristol BS8 2HY  
Legal Pack Room and Registration will be open from 18:15  
The sale will begin promptly at 19:00

### THE PROPERTY

A Freehold semi detached 1930's property in the Art Deco Style occupying a generous plot with off street parking and enclosed gardens to the rear. The accommodation is arranged over two floors and vacant possession.

### LOCATION

Weston Super Mare is a large coastal town located approximately 2 miles West of junction 21 of the M5 motorway providing excellent access to the motorway network with Bristol being approximately 24 miles to the North East. The property is positioned a few minutes walk from the Train station and is also extremely close to the town centre and sea front.

### THE OPPORTUNITY

HOUSE FOR MODERNISATION

The property now requires modernisation but would make a fine family home in this sought after location.

### EXTENSION

There is scope for an extension to rear  
( Subject to consents )

### FLAT CONVERSION

Scope for conversion to 2 Flats  
( Subject to consents )

### HMO / STUDENT LET

Potential for 4 + Tenants.

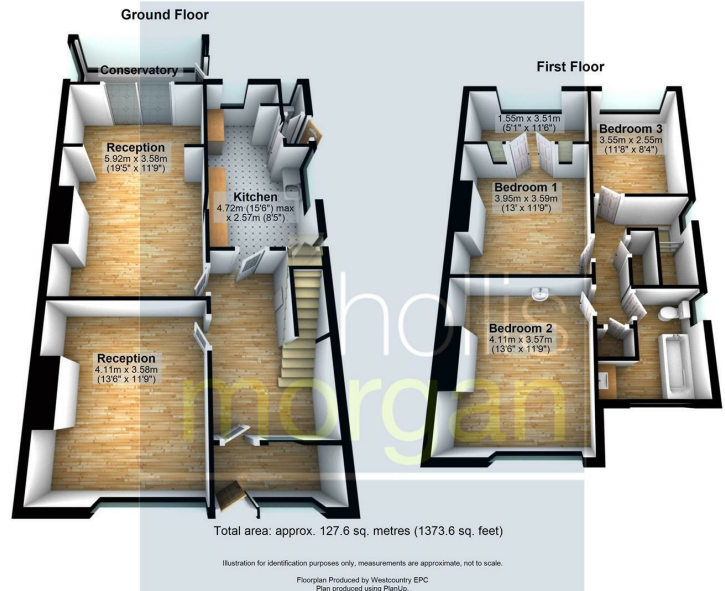
### EPC

For full details of the EPC please refer to the online legal pack.

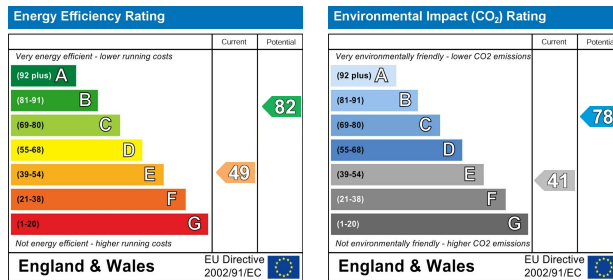
### BUYER'S PREMIUM

Please be aware all purchasers are subject to a £1000 + VAT (£1,200 inc VAT) buyer's premium which is ALWAYS payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

## Floor plan



## EPC Chart



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## Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.