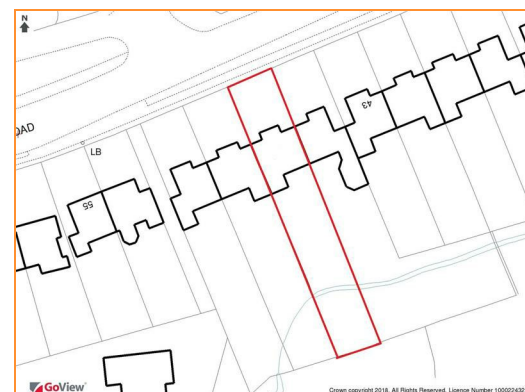




47 Mangotsfield Road, Mangotsfield, Bristol, BS16 5NB

Sold @ Auction £375,000

Hollis Morgan JULY AUCTION - A FREEHOLD semi detached property (1837 Sq Ft) set on a LARGE MATURE PLOT with STREAM - in need of UPDATING and scope to EXTEND to create a spacious FAMILY HOME.



47 Mangotsfield Road, Mangotsfield, Bristol, BS16 5NB

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

GUIDE £ 350,000 +++
SOLD @ £375,000

LOT NUMBER 30

Wednesday 18th July 2018

All Saints Church Pembroke Road, Clifton, Bristol BS8 2HY

Legal packs will be available for inspection from 18:00.

The sale will begin promptly at 19:00

PRE AUCTION OFFERS

On this occasion the vendors will NOT be seeking pre auction offers.

EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.

WEEKLY SET VIEWING

The property is OPEN FOR 30 MINUTES but please leave a minimum of 15 minutes to inspect the property. Hollis Morgan would be grateful if you could arrive promptly to inspect the properties at the START of the specified times as we have scheduled viewings throughout the day and CANNOT wait for late arrivals. You do not need to book an appointment as it is a set viewing – simply arrive at the stated time and a member of the Hollis Morgan Auction team will take your details and show you the property. Please note there are no viewings on Bank Holidays or on the day of the auction.

SOLICITORS

Rebecca Thorne
Ocean Property Lawyers
0117 970 7599
b.thorne@oceanhome.co.uk

ONLINE LEGAL PACKS

Digital Copies of the Online legal pack can be downloaded Free of Charge. Please visit the Hollis Morgan Website and select the chosen lot from our Current Auction List. Follow the RED link to "Download Legal Packs" For the first visit you will be required to register simply with your email and a password. Having set up your account you can download legal packs or if they are not yet available they will automatically be sent to you when we receive them. You will be automatically updated by email if any new information is added. There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when no further information is due to be added.
*** STAY UPDATED *** By registering for the legal pack we can ensure you are kept updated on any changes to this Lot in the build up to the sale.

THE PROPERTY

A well proportioned 1930's style semi detached family home (1837 Sq Ft) arranged over two floors (plus a large basement) benefiting from a mature enclosed rear garden with a stream plus additional parking and garage at the front of the property.
Freehold and sold with vacant possession.

LOCATION

The property is located in the popular village of Mangotsfield and is within easy reach of all the local amenities and services. The vibrant east side of Bristol is easily accessible whilst the M32 directly connects this area with the centre of Bristol and the shopping, business and leisure facilities of this major city. Also within easy travelling distance is the Ministry of Defence at Abbeywood, The Mall Shopping Centre, Aztec West, Parkway Station providing high speed train services to London and other parts of the country and the M4 & M5 Motorways.

THE OPPORTUNITY

FAMILY HOME FOR UPDATING

The property now requires updating throughout but has scope to create a stunning family home in this highly sought after location.

ATTIC / GARAGE CONVERSION OR EXTENSION TO REAR

Scope (Subject to consents) to convert both the garage and attic to create further accommodation. Alternatively buyers may wish to explore the possibilities for an extension on the rear (subject to consents) to take advantage off the views over the gardens.

BASEMENT

There is scope (subject to consents) to create usable space in the basement.

INVESTMENT / HMO

Scope to create an HMO investment style property for up to 5 / 6 individual tenants - subject to consents.

RENTAL APPRAISAL

About this property:

If this property were modernised and let as a 3 bedroom family home we would expect to achieve a rental

income in the region of £1150-£1200pcm.

If the property were let as an HMO we would expect to achieve £550pcm (including bills) on a standard sized double room. We understand there is scope (subject to necessary consents) to let up to 5/6 rooms and would therefore expect to achieve a rental income (including bills) of circa £3,300pcm if offering the property to the market as an HMO.

Next steps:

If you would like further information on our services or on this or any other property please contact us at our Bristol office on 01179 55 18 17 or via email at enquiries@piperproperty.co.uk. Alternatively please visit our website www.piperproperty.co.uk for information on our office locations, services and to find out how we do things differently.

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.

GUIDE PRICE

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

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.

SURVEYS AND VALUATIONS

If you would like to arrange a survey or mortgage valuation of this Lot BEFORE the auction please instruct your appointed surveyor to contact Hollis Morgan and we will arrange access for them to inspect the property. Please note that buyers CANNOT attend the surveys and the surveyors are responsible for collecting and returning keys to the Hollis Morgan offices in Clifton.

BIDDING AT THE AUCTION

This property is for sale by public auction and if you intend to bid please bring the following:

Proof of identity (valid passport or photo driving licence).
Proof of address (bank statement, recent utility bill, council tax bill or tenancy agreement).
10% deposit payment.
Buyers premium payment.
Details of your solicitor.

PAYING THE DEPOSIT & BUYERS PREMIUM

We can only accept the following at the auction:

Personal or Company Cheque
Bankers Draft
Debit Card (NOT CREDIT CARD)

TELEPHONE AND PROXY BIDDING

If you cannot attend the auction (although we strongly advise you do) you can make a TELEPHONE or PROXY BID. This authorises the auctioneer to bid on your behalf up to a pre-set limit. Forms and relevant conditions are available to download with the online legal pack. A completed form, ID and two cheques (one for the 10% deposit and one for the Buyer's Administration Fee of £1,200) are required by the Auction Department at least two full working days before the auction.

AUCTION BUYERS GUIDE VIDEO

We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you have any further questions regarding the process please don't hesitate to contact Auction HQ.

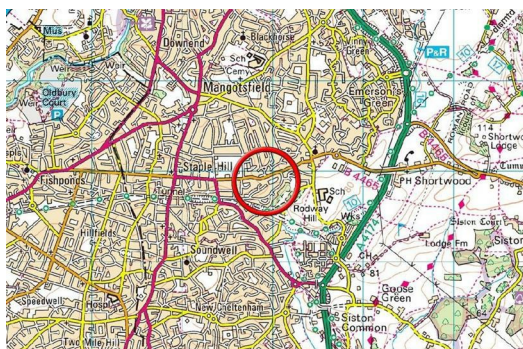
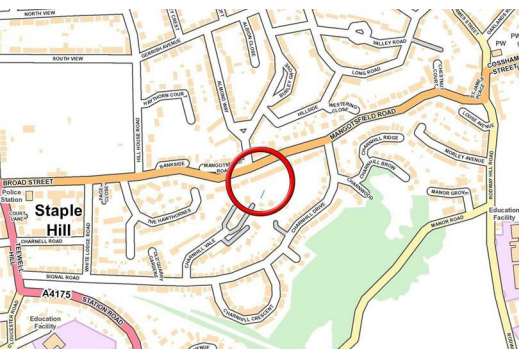
WHY HOLLIS MORGAN?

Hollis Morgan regularly hold the largest property auctions across Bristol and the West Country from our iconic Sale Room in Clifton, since we formed in 2010 we have sold the most £££'s of land and property by Public Auction in the region - EVERY YEAR!
Between 2010 and 2017 we have held 45 auctions, offering 1135 lots and raising over £225m for clients across the region
Did you know...Hollis Morgan sold more £££'s of land and property by auction than all the other Bristol Auctioneers combined in 2017 with over £49m of successful sales!

TESTIMONIALS

We are very proud of what our past clients have say about us - please visit the Hollis Morgan website to read their testimonials.

CHARITY OF THE YEAR



e-mail: post@hollismorgan.co.uk www.hollismorgan.co.uk

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