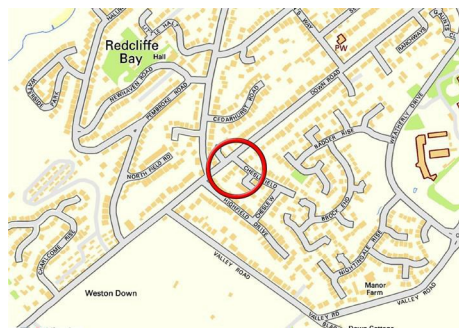




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 auction



The White Gates, 297 Down Road, Portishead, North Somerset, BS20 8HZ

Auction Guide Price £295,000 +++

Hollis Morgan APRIL AUCTION LOT NUMBER 40 - A DETACHED property on the market for the FIRST TIME IN 50 YEARS and now in need of complete MODERNISATION with huge scope for NEW BUILD or RENOVATION.

FOR SALE BY AUCTION

SOLD @ AUCTION - £295,000

LOT NUMBER 40

Wednesday 20th April 2016

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

JOINT AGENTS

Cliftons of Portishead.

THE PROPERTY

A detached 1930's dorma bungalow that is on the market for the first time in 50 years set on a larger than average corner plot with vehicular access from Cheslefield Road.

The property enjoys fantastic coastal views of the Bristol Channel from the upper floors.

LOCATION

Down Road is regarded as one of the prime residential areas of the thriving coastal town of Portishead with panoramic views of the Bristol Channel and excellent access to the thriving High Street with its wide range of amenities and the the modern harbourside with its restaurants, bars and Waitrose whilst the Lake Grounds with its park, esplanade and outdoor swimming pool are also close by. Access onto the regional motorway network via the M5 is within 3.5 miles whilst Clevedon is just under 5 miles away.

THE OPPORTUNITY

The property is now in need of complete modernisation but the views and corner plot position offer huge potential for a number of options subject to gaining the necessary consents.

NEW BUILD

Buyers may wish to consider demolishing the existing structure and erecting a modern property with living space on the upper floors to take advantage of the views.

RENOVATION AND EXTENSION

The existing property could be modernised and extended to create a fine family home.

RESALE VALUE

Paul Kingston of Joint Agents Cliftons (Portishead Office) is happy to advise buyers on potential resale values.

t. 01275 844 434

Kestrel Court, Harbour Road,

Portishead, BS20 7AN

portishead@cliftonsestateagents.co.uk

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 £750 + 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.

OFFERS

Pre auction offers can be only submitted by completing the OFFER FORM which can be downloaded within the online legal pack. Please send the COMPLETED form to – olly@hollismorgan.co.uk Please note offers will not be considered until you have viewed the property and the COMPLETE legal pack has been released. In the event of an offer being accepted the property will only be removed from the auction and viewings stopped once contracts have successfully exchanged subject to the standard auction terms and payment of the buyers premium to Hollis Morgan.

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.

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

Hollis Morgan are supporting Home Start Bristol as our 2016 Charity of the year. We are delighted to announce that 10% of every buyer's premium will be donated to this excellent local charity – Home-Start Bristol provides a unique kind of help which has a profound impact on struggling families with young children, 98% of those who finished a period of support reported that their wellbeing had increased. If you would like to find out more about Home-Start Bristol and how you can support us please visit our website www.homestartbristol.org.uk