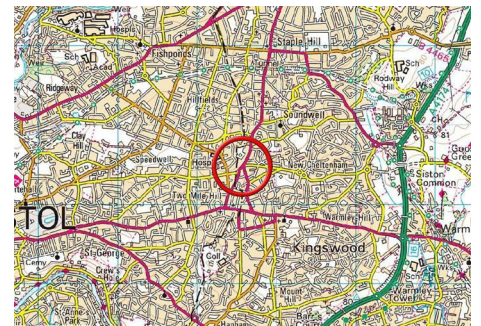
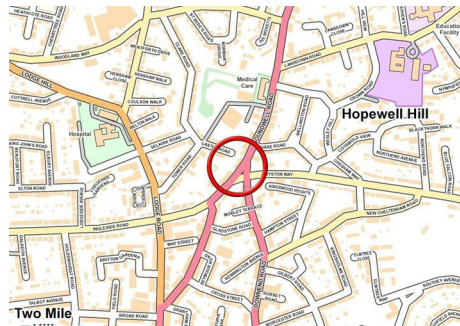




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## House + Bonus Land, 274 Soundwell Road, Kingswood, Bristol, BS15 1PE

Auction Guide Price £195,000 +++

Hollis Morgan NOVEMBER AUCTION - A well presented END OF TERRACE house with PARKING and GARDEN plus a BONUS parcel of LAND with potential.

# House + Bonus Land, 274 Soundwell Road, Kingswood, Bristol, BS15 1PE

## FOR SALE BY AUCTION

\*\*\* SOLD @ NOVEMBER AUCTION – 95% SUCCESS RATE AND OVER £10M OF LAND AND PROPERTY SOLD \*\*\*

GUIDE £160,000  
SOLD @ £195,000

LOT NUMBER 11

Wednesday 29th November 2017

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

## 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

Pam Williams  
Wards  
Pam.Williams@wards.uk.com

## EXTENDED COMPLETION

Completion is set for 10th January or earlier subject to mutual consent.

## 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. \*\*\* 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

An end of terrace Freehold period property arranged

over two floors with 2 bedrooms and open plan living space plus separate kitchen and family bathroom. To the rear of the property is an enclosed garden and off street parking. The property was refurbished in 2014 with new windows, electrics, kitchen, bathroom, carpets etc.

## BONUS PARCEL OF LAND

To the side of the property is additional land.

## LOCATION

Soundwell Road is located just off Downend Road within the popular suburb of Kingswood. Local amenities and services are all within walking distance including convenience stores, pubs, bars, cafes and restaurants. Bristol City Centre is approximately four miles away.

## THE OPPORTUNITY

### HOUSE FOR INVESTMENT / RESALE

The refurbished house is currently let on an AST agreement for £800 pcm  
\*\*\* PROPERTY NOW VACANT \*\*\*  
Scope to increase rent - refer to appraisal.

## BONUS PARCEL OF LAND

The property also includes a part share of the land previously occupied by 276 Soundwell Road - refer to site map. The remaining portion of this land is owned by Bristol City Council and we are informed our clients have had previous positive discussions about acquiring this land but buyers must make their own investigations. There may be scope ( subject to consents ) to extend the existing house or to create additional dwellings.

## ACCOMMODATION SCHEDULE

### Porch

UPVC double glazed door. Carpeted flooring.

### Hall

Radiator, carpeted flooring, doors to both reception rooms, stairs to first floor.

### Reception Room

10'11" x 11'5" (3.33m x 3.48m).

Double glazed uPVC window facing the front, radiator, carpeted flooring, opening to:

### Reception Room

10'11" x 11'10" (3.33m x 3.6m).

Double glazed uPVC window facing the rear overlooking the garden, radiator and open fireplace, carpeted flooring, door to:

# House + Bonus Land, 274 Soundwell Road, Kingswood, Bristol, BS15 1PE

## Kitchen

7'10" x 11'4" (2.39m x 3.45m).

Double glazed uPVC window facing the side overlooking the garden, vinyl flooring, under stair storage, tiled splashbacks, a modern range of wall and base units with granite effect work surface over, stainless steel sink with drainer, integrated oven and hob with extractor over, spaces for washing machine and fridge/freezer, door to:

## Lobby

UPVC double glazed door, opening onto the garden, vinyl flooring, built-in storage cupboard, door to:

## Bathroom

Double glazed uPVC window with obscure glass, radiator, vinyl flooring, tiled walls, low level WC, panelled bath with shower over, pedestal sink.

## Landing

Loft access hatch, double glazed uPVC window facing the rear, carpeted flooring, built-in storage cupboard, doors to both bedrooms.

## Master Bedroom

14'4" x 11'4" (4.37m x 3.45m).

Double bedroom; double glazed uPVC window facing the front, radiator, carpeted flooring.

## Bedroom

8'10" x 11'11" (2.7m x 3.63m).

Double bedroom; double glazed uPVC window facing the rear overlooking the garden, radiator, feature fireplace, carpeted flooring.

## Outside

Enclosed gardens to the rear and side featuring storage shed, lawn and patio areas, with off street parking; front garden enclosed by low level wall.

## RENTAL APPRAISAL

The Local Experts Say...

Properties like this are in high demand in the current rental market and we would expect to achieve £895pcm.

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](mailto:enquiries@piperproperty.co.uk).

Alternatively please visit our website [www.piperproperty.co.uk](http://www.piperproperty.co.uk) for information on our office locations, services and to find out how we do things differently.

## 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.

## BUYER'S PREMIUM

Please be aware all purchasers are subject to a £750 + VAT (£900 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.

## PRE AUCTION OFFERS

Some properties may be available to buy prior to the auction.

Pre auction offers can be only submitted by completing the OFFER FORM which can be downloaded with the online legal pack - please email the COMPLETED form to – [olly@hollismorgan.co.uk](mailto: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 buyer's premium ( £900 ) to Hollis Morgan. Contracts can be signed either via the solicitors or at the Hollis Morgan offices subject to appointment.

## EPC

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

## 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 £900) 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.

## **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.

## **AUCTION FINANCE**

Some properties may require specialist auction finance-please contact Hollis Morgan for access to expert advice and "whole of market" rates.

## **CHARITY OF THE YEAR**

Hollis Morgan are supporting Bristol based " Life for a Cure" as our 2017 Charity of the year which aims 'a LIFE for a CURE', to raise funds in support of finding the 'Ultimate Vaccine' for Meningitis B. We are delighted to announce that 5 % of every buyer's premium will be donated to 'a Life for a Cure' which was founded as both a legacy to Ryan and to help raise awareness and valuable funds in search of the ultimate vaccine. This Bristol charity run purely on a voluntary basis is simply about working together to stop other amazing young lives being lost to meningitis. - to learn more about Ryans Story and this fantastic cause please visit there website. [www.ryanbresnahan.org/](http://www.ryanbresnahan.org/) In 2016 we raised £4,000 for Bristol based housing charity "Home Start" to learn more visit the charity section of our website - [www.hollismorgan.co.uk/charity/](http://www.hollismorgan.co.uk/charity/)

## **TESTIMONIALS**

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

## **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 )