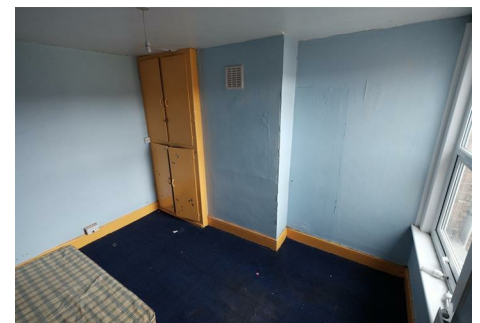




0117 973 6565  
www.hollismorgan.co.uk  
post@hollismorgan.co.uk

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### 63, Exeter Road, Southville, Bristol, BS3 1LY

Auction Guide Price £333,000 +++

A TERRACED three bedroom house NOW IN NEED OF MODERNISATION close to NORTH STREET.

# 63, Exeter Road, Southville, Bristol, BS3 1LY

## FOR SALE BY AUCTION

SOLD @ AUCTION - £333,000

GUIDE PRICE - £225,000

LOT NUMBER 41

Wednesday 30th September 2015

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

## THE PROPERTY

A well proportioned three bedroom mid terraced period family home arranged over two floors with enclosed rear garden.

Sold with vacant possession.

## LOCATION

Exeter Road lies within the popular suburb of Southville. North Street is within walking distance and offers a wide variety of amenities including bars, pubs, cafes and independent retailers. Bristol City Centre and the Harbourside district is within a mile whilst there are also regular public transport links running from Bedminster to the Cabot Circus shopping complex which is approximately two miles away.

## THE OPPORTUNITY

the property would now benefit from modernization to make a fine family home in this sought after location.

Scope for conversion to flats subject to gaining the necessary consents.

Potential to extend into the attic and to rear subject to PP

Excellent investment

## RESALE VALUES

Please contact Calum Melhuish, Residential Sales Manager, to discuss the value of this property once renovated – [calum@hollismorgan.co.uk](mailto:calum@hollismorgan.co.uk)

Calum Says; " Any property within walking distance of North Street is hugely popular and I would suggest a resale value once renovated of £375k - £400k + ... they usually sell within days of coming on the market!"

## RENTAL APPRAISAL

The local lettings experts say:

The Bristol Residential Letting Co. is confident this property would make a good rental investment. Don McKeever of The Bristol Residential Letting Co suggests a rent in the region of £1300 - £1400pcm will be

achievable if finished to an appropriate standard. If you would like to discuss more detail on the potential for rental, you can call Don (0117 370 8818) for a no obligation discussion. He will be very happy to advise on maximising the return on this property.

## ACCOMMODATION

### GROUND FLOOR

Hallway  
Reception room 1  
Kitchen  
Utility room

### FIRST FLOOR

Bedroom 1  
Bedroom 2  
Bedroom 3  
Bathroom  
Cloakroom

### OUTSIDE

Rear garden with storage cupboard

## 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 £500 + 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.

### **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 Dance Voice as their 2015 Charity of the year. We are delighted to announce that 10% of every buyers premium will be donated to this excellent local charity - Dance Voice is dependent on voluntary donations to run its dance movement psychotherapy sessions which enable so many vulnerable people express themselves and improve and integrate their physical, emotional and social health and wellbeing. For further details on their outstanding work in the community please visit [www.dancevoice.org.uk](http://www.dancevoice.org.uk) In 2014 Hollis Morgan successfully raised £2,500 for Bristol Children's Help Society [www.tbchs.org.uk](http://www.tbchs.org.uk)