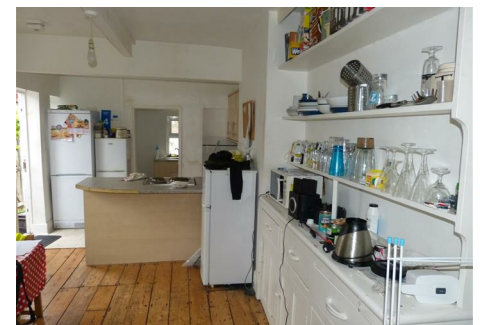
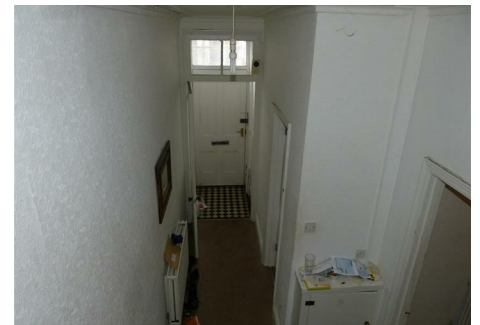
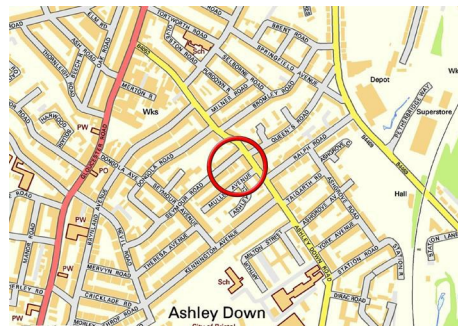




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Plymouth Villas, 78 Seymour Road, Bishopston, Bristol, BS7 9HT

Auction Guide Price £245,000 +++

A charming semi detached property currently let to students producing £15,360 pa - Potential family home.

Plymouth Villas, 78 Seymour Road, Bishopston, Bristol, BS7 9HT

FOR SALE BY AUCTION

Guide Price £245,000 +++

LOT NUMBER 6

Wednesday 26th November 2014

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

'Plymouth Villas' is a semi detached period property arranged over two floors with side access and garden to rear.

The accommodation includes four bedrooms, kitchen diner, lounge, bathroom and utility area.

LOCATION

Seymour Road lies within the popular suburb of Bishopston. The vibrant Gloucester Road is within walking distance and offers an array of independent retailers, pubs, bars, restaurants as well as other local amenities. Gloucester Road benefits from excellent bus links with regular routes into Bristol City Centre approximately three miles away.

THE OPPORTUNITY

PLEASE NOTE there are structural issues with this property that may affect the ability to obtain a mortgage - please refer to details in legal pack but buyers MUST MAKE THEIR OWN enquiries.

High Yielding Rental Property

Would benefit from modernisation to make a fine family home.

COMPLETION DATE

Please note extended completion of 07/01/2015 or earlier by mutual consent.

CURRENT INCOME

Currently let to a group of 4 students for £1280 pcm / £15,360 pa until 30th June 2015.

APPROACH

Private gated entrance with front patio garden.

ENTRANCE

Entrance vestibule.

HALLWAY

Double radiator and storage cupboard.

BEDROOM 1

Bay window feature to front, feature fireplace and single radiator.

BEDROOM 2

Single radiator, two feature fireplaces and window to rear.

KITCHEN

Range of wall and base units, stainless steel sink with drainer, electric oven, storage cupboard, window to side, single radiator and stripped wooden floor.

UTILITY ROOM

Stainless steel sink with drainer and 'Vaillant' combi boiler.

CLOAKROOM

W.C.

FIRST FLOOR

LANDING

Skylight window.

BEDROOM 3

Single radiator and window to rear.

BEDROOM 4

Window to rear and single radiator.

BATHROOM

Single radiator, panelled bath with in built shower, wash hand basin and W.C.

LOUNGE

Currently arranged as the communal lounge but could easily be converted back into a bedroom. Double radiator, bay window feature to front and single radiator.

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.

CHARITY OF THE YEAR

Hollis Morgan are supporting Bristol Children's Help Society as their 2014 Charity of the year. We are delighted to announce that 10% of every buyers premium will be donated to this excellent local charity. For further details on their outstanding work in the community please visit www.tbchs.org.uk/about.html In 2013, Hollis Morgan successfully raised £2,000, which was donated to Penny Brohn.

AUCTION BUYERS GUIDE

Available to download via our purpose built property website.

AUCTION FINANCE

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

TESTIMONIALS

We are very proud of what our clients say about us - please visit our website to read our Testimonials: www.hollismorgan.co.uk/auction-testimonials.html

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 submitted by filling out the offer form in the online legal pack and then sent via email to post@hollismorgan.co.uk NB – Unless the form is completed the offer cannot be submitted.