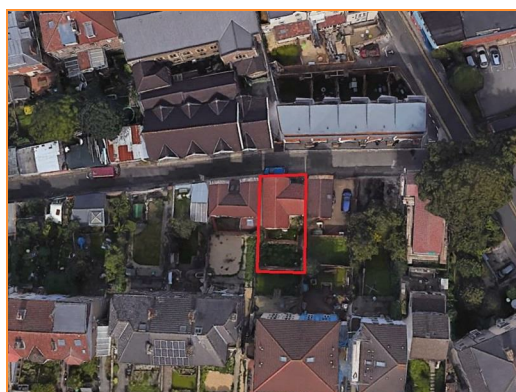
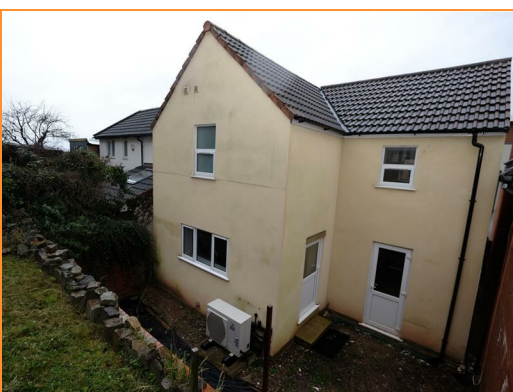




3 Winton Lane, Totterdown, Bristol, BS4 2AB

Sold @ Auction £275,000

Hollis Morgan FEBRUARY AUCTION - A Freehold semi detached MODERN 3 BEDROOM HOUSE with GARAGE and GARDEN and now with a REDUCED PRICE FOR AUCTION.



3 Winton Lane, Totterdown, Bristol, BS4 2AB

ADDRESS

3, Winton Lane, Totterdown, BS4 2AB

FOR SALE BY AUCTION

*** SOLD @ HOLLIS MORGAN RECORD BREAKING FEBRUARY AUCTION ***

GUIDE £250,000 +++

SOLD @ £275,000

LOT NUMBER 21

Tuesday 25th February 2020

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

Legal Pack Room and Registration will be open from 18:15

The sale will begin promptly at 19:00

EXTENDED COMPLETION

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

SOLICITORS

Margaret Bradford

Bradford & Co

67 High St, Nailsea, BS48 1AW

01275 856 302

margaret@bradfordlaw.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

Built in 2014, 3 Winton Lane is a Freehold Detached contemporary property with accommodation (894 Sq Ft) arranged over 2 floors with garage and enclosed rear garden.

This modern property is a Creo (www.creouk.com) low energy zero carbon dwelling that is highly insulated from both a thermal and acoustic perspective with effective heating system.

Sold with vacant possession.

LOCATION

Conveniently located within a fifteen minute walk of Temple Meads Station, a five minute walk of the picturesque Victoria Park and with local pubs, independent restaurants and conveniences moments away, its understandable why Totterdown remains an incredibly popular part of the City.

THE OPPORTUNITY

REDUCED PRICE FOR AUCTION

The property has previously been on the market with local agents at a much higher value.

HOME / INVESTMENT

Given the highly sought after location this will make a fine home or investment

CONVERT GARAGE

There is scope to convert the garage to create an additional bedroom.

Subject to consents.

PROPERTY SPECIFICATIONS

We are informed that;

The exterior walls have a u value of a minimum of 0.13.

The windows are high energy performance Pilkington grade "A" glazed units.

All interior partition walls are thermally and acoustically insulated.

The floors and ceilings have received similar treatment starting with the ground floor which contains 150mm of pir insulation.

The first floor is block and beam which is much stronger than traditional timber joists, below this the ceiling suspended on top hat and above a 22mm tongue and groove floor on joists with 50mm pir insulation.

The upstairs ceiling is suspended on top hat giving an insulating air gap as per the first floor.

There is a total of 250mm of pir insulation between and above the joists and then tongue and groove flooring grade chipboard to the loft area.

Space heating and domestic hot water are provided by a 5kw Mitsubishi Ecodan air source heat pump this is a highly efficient unit and will work at around six or seven times efficiency, in other words one kilowatt of electricity provides six or seven kilowatts of heat energy applicable to either space heating or hot water.

The house is heated via a five zoned under floor system.

There is a two hundred litre hot water tank .

The house is also very airtight so no drafts or unwanted leakage.

There is a heat recovery system that extracts stale air passes it over a heat exchange which recovers around 80% of the outgoing heat and then redistributes it around the house.

The net result is a dwelling that is very comfortable and cheap to run. Approx £50 Per month combined bills. Creo website will give further insight into the house and it's performance from a thermal and acoustic point of view

www.creouk.com

RENTAL APPRAISAL

What rent can we achieve for you?

The Bristol Residential Letting Co. are confident this property would make a good rental investment. Josh Box of The Bristol Residential Letting Co suggests a rent in the region of;

3 bedroom house - £1250pcm - £1350pcm

If converted to a 4 bedroom house; £1500pcm - £1600pcm

If you would like to discuss more detail on the potential for rental, you can call me (0117 370 8818) or email (josh@bristolreslet.com) for a no obligation discussion. Alternatively why not drop into my Office (222 North Street, Southville, BS3 1JD) where I am always happy to advise investors on maximising their investment.

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.

PRE AUCTION OFFERS

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

Pre auction offers can only be 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.

Please note offers will not be considered until you have VIEWED the property and the COMPLETE LEGAL PACK has been released.

You will be emailed a note to confirm the AUCTION PACK NOW COMPLETE and then offers can be submitted.

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 (£1,200) to Hollis Morgan. Contracts can be signed either via the solicitors or at the Hollis Morgan offices subject to appointment.

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.

You will need to register to bid - registration will be open from 18:15

Forms can be downloaded and completed beforehand (found in the legal pack) or collected at the auction venue.

PAYING THE DEPOSIT & BUYERS PREMIUM

We can only accept the following at the auction:



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

9 Waterloo Street, Clifton, Bristol BS8 4BT. Telephone: **0117 973 65 65**

Hollis Morgan Property Limited, registered in England, registered 7275716. Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ