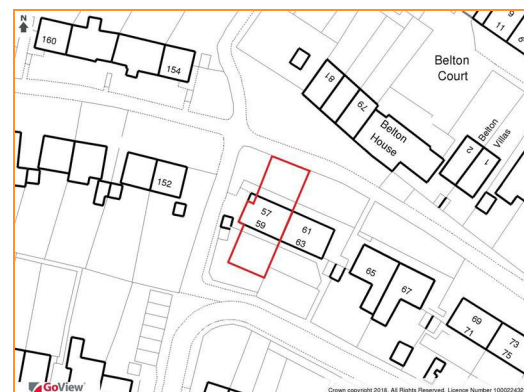




Garden Flat, 57 Southlands, Weston, Bath, BA1 4DZ

Sold @ Auction £110,000

Hollis Morgan JULY AUCTION - A leasehold GARDEN FLAT (670 Sq Ft) now in need of MODERNISATION and suitable for CASH BUYERS only - REDUCED PRICE for auction.



Garden Flat, 57 Southlands, Weston, Bath, BA1 4DZ

FOR SALE BY AUCTION

*** SOLD PRIOR TO AUCTION ***

GUIDE PRICE £115,000
SOLD @ £110,000

LOT NUMBER 33

Wednesday 18th July 2018
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

EXTENDED COMPLETION

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

JOINT AGENTS

Tynings Estate Agents
33a Combe Road, Combe Down, Bath, BA2 5HY
01225 833899
info@tyningsbath.com

WEEKLY SET VIEWING

BY APPOINTMENT WITH NICK HEAL - 0117 973 65 65

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

Rosamund Coppen
Rosamund Coppen & Company
6-7 Hayes Place, Bear Flat, BATH, BA2 4QW
0330 440 1802
rosamund@rosamundcoppen.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

A Leasehold flat occupying the ground floor of this semi detached "Cornish PRC" property and includes front and rear gardens plus stone built storage shed.

TENURE - LEASEHOLD

The lease is the residue of a 125 year term which commenced on 24th June 1993.
Ground rent is £10 per annum.

Service charge for the year 01/04/2017 to 31/03/2018 is £542.02.

This covers: building insurance, grounds maintenance, internal maintenance, management, refuse collection and sinking fund.

LOCATION

This property is located a short walk from Weston High Street. Weston is a picturesque village and thriving community to the north west of the city of Bath. A popular and highly desired location with an abundance of local amenities and schooling. In the high street you find the Kings Head pub, Tesco Express supermarket, Indian takeaway, hair salons and barber, coffee shops, gift shop, bike shop, bakery, post office and acclaimed Evelieghs Café. Furthermore locally you will find veterinary surgery, doctors surgery, dentists, library, bowls club, pubs and car garages. There are four local churches with All Saints church centrally located in the village. All levels of schooling with a variety of nurseries and schools including Oldfield Academy, Weston All Saints Primary, Kingswood school and St Mary's RC school. With Bath Royal United Hospital being within half a mile of the village it is always appealing to staff and doctors alike. The 102 mile Cotswold Way walk passes directly outside of the property and there are a number of other countryside walks locally providing beautiful views of the city and beyond. Nearby Lansdown Lane provides easy access to the A46 and then the M4 for commuters. There is also a regular bus service into the city of Bath.

THE OPPORTUNITY

REQUIRES UPDATING

The property is sold with vacant possession and now requires updating but would make a fine home in this sought after location.

CORNISH PRC PROPERTY

The property is currently in a non-thermally efficient condition, consisting of an inner block work leaf, steel reinforced concrete columns and an outer leaf to the front and rear elevations clad with precast concrete panels.

This may affect the ability to borrow against the property until the issues have been resolved.

INVESTMENT

Once renovated the property offers excellent rental potential of £750 - £800 pcm.

ACCOMMODATION SCHEDULE

Entrance Hallway
UPVC double glazed front door. Storage cupboard. Access to sitting room and dining room.

Sitting Room
UPVC double glazed window to front aspect. Wooden built storage cupboard to alcove with water tank. Gas fire with tiled surround. TV/Tel point.

Dining Room
UPVC double glazed window to rear aspect. Carpeted. Access to kitchen and through to bedrooms.

Kitchen
UPVC double glazed window to side aspect. Freestanding gas oven. Floor and wall units with worktop and sink drainer. Space for washing machine and fridge/freezer. Pantry cupboard.

Bedroom One
UPVC double glazed window to front aspect. Carpeted. Built-in wardrobe.

Bedroom Two
UPVC double glazed window to rear aspect. Carpeted.

Bathroom
Wall mounted radiator. Opaque UPVC double glazed window to rear aspect. Bath with shower attachment, wall mounted wash basin and WC. Tiled walls and linoleum flooring.

Rear Garden
Raised stone chipped garden with stone built store room.

Front Garden
Part stone chipped but mainly laid to lawn.

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 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. 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 (£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.



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

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

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