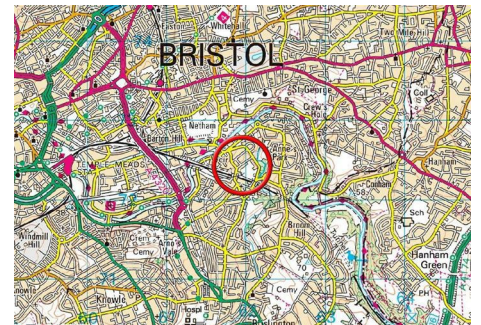




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hollis
morgan
auction



62 Langton Court Road, St. Anne's, Bristol, BS4 4EQ

Auction Guide Price £195,000 +++

Hollis Morgan JUNE AUCTION LOT NUMBER 47 - A LARGER THAN AVERAGE mid terrace HOUSE (1221 Sq Ft) with VIEWS OVER PARK and now in need of UPDATING.

62 Langton Court Road, St. Annes, Bristol, BS4 4EQ

FOR SALE BY AUCTION

*** SOLD PRIOR TO AUCTION ***

LOT NUMBER 47

Wednesday 8th June 2016

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 VIEWINGS

*** SOLD PRIOR TO AUCTION ***

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

Sam Hawking & Co Property Lawyers
65a Station Road, Port Talbot, SA13 1NW
DX 39252 Port Talbot
Tel: 01639 884884 Fax: 01639 885379
www.samhawking.co.uk

ONLINE LEGAL PACKS

Please visit the Hollis Morgan Website and select the chosen lot from our Current Auction List.

Legal Packs are free to download from Hollis Morgan. 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 register to receive them if not yet available.

You will be automatically be updated if any new information is added.

THE PROPERTY

A larger than average mid terraced Freehold period property that was converted from a shop and has been let for many years.

The property is arranged over two floors with a South Facing garden and views over the St Annes Park to the rear.

Gas central heating.

LOCATION

Langton Court Road is a quiet road off Wick Road on the popular residential suburbs of Brislington / St Annes

borders. Local amenities including cafes, convenience stores and independent retailers are all within walking distance. Bristol City Centre is approximately two miles away.

THE OPPORTUNITY

The property now requires updating but offers excellent scope for the following;

INVESTMENT

Potential for a 4 / 5 bedroom HMO subject to gaining the necessary consents

FAMILY HOME

The property would convert back into a well proportioned 3 bedroom family home ins this highly sought after location.

EXTENSION

Potential for attic conversion and extension to rear subject to gaining the necessary consents.

ACCOMMODATION

HALLWAY

FRONT RECEPTION 12'10" x 12'1" (3.91m x 3.69m)

INNER LOBBY

RECEPTION 10'11" x 7'11" (3.32m x 2.41m)

RECEPTION 7'11" x 7'9" (2.41m x 2.37m)

RECEPTION 8'2" max. x 7'10" (2.49m max. x 2.39m)

DINING ROOM 13'5" x 9'8" (4.08m x 2.95m)

KITCHEN 9'10" x 9'5" (3.00m x 2.86m)

LANDING

BEDROOM ONE 12'6" x 11'7" max. (3.82m x 3.54m max.)

BEDROOM TWO 13'5" x 9'10" (4.10m x 3.00m)

BEDROOM THREE 9'8" x 7'9" (2.94m x 2.36m)

BATHROOM

REAR GARDEN

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 rental range of £900-£950pcm subject to the property being refurbished for the professional market and let as a 3 bed family home. 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.

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 £750 + 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.

OFFERS

Pre auction offers can be only submitted by completing the OFFER FORM which can be downloaded within the online legal pack. Please send 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 buyers premium to Hollis Morgan.

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 Home Start Bristol as our 2016 Charity of the year. We are delighted to announce that 10% of every buyer's premium will be donated to this excellent local charity – Home-Start Bristol provides a unique kind of help which has a profound impact on struggling families with young children, 98% of those who finished a period of support reported that their wellbeing had increased. If you would like to find out more about Home-Start Bristol and how you can support us please visit our website www.homestartbristol.org.uk