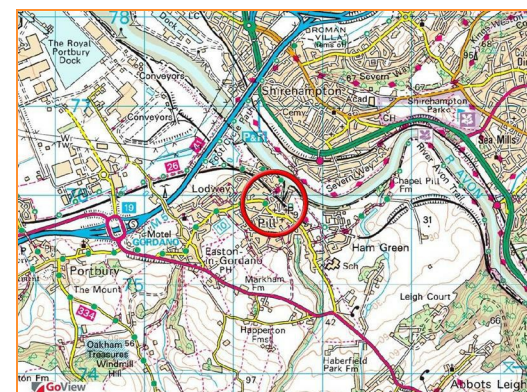




Avonmere, 24 Heywood Terrace, Pill, Bristol, BS20 0EA

Sold @ Auction £240,000

Hollis Morgan SEPTEMBER AUCTION - A double bay fronted EDWARDIAN end of terrace FAMILY HOME (1086 Sq Ft) in need of BASIC UPDATING with PERIOD FEATURES.



Avonmere, 24 Heywood Terrace, Pill, Bristol, BS20 0EA

FOR SALE BY AUCTION

*** SOLD @ AUCTION ***

GUIDE PRICE £220,000 +++
SOLD @ £240,000

LOT NUMBER 10

Wednesday 27th September 2017

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 6 weeks or earlier subject to mutual consent.

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.

*** 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.

SOLICITORS

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THE PROPERTY

A Freehold double bay fronted Edwardian end of terrace property (1086 Sq Ft) arranged over two floors with an array of period features and gardens to side and rear.

Recently updated gas central heating, double glazing and sold with vacant possession.

LOCATION

The village of Pill is a particularly sought after rural village on the outskirts of Bristol, yet sits nestled within North Somerset boundary and is earmarked as a potential hotspot due to the much anticipated train line.

Avonmere is located in an enviable, tranquil position on the heart of the village with easy access to Brunel's iconic Suspension Bridge located a mere 3.5 miles away, which provides direct access to Clifton Village & Bristol City Centre.

Local community amenities include Post Office, General Store, Doctors Practice & Vets, Public Houses, Farmers Market, Village Hall, Sports fields, Infant & Secondary Schools and are all approximately one mile from the property. Further comprehensive facilities such as banks and larger supermarkets can be found in Portishead, which lies around four and a half miles away.

Bristol City Centre is located approximately seven miles away alongside Temple Meads Railway Station, which offers direct commuting links to central London. The village of Pill is situated near Junction 19 of the M5 motorway allowing excellent links to Cardiff, Devon & Cornwall and Birmingham, with Cribbs Causeway shopping facilities only two junctions north. Bristol International Airport offers daily flights to Europe and is around eleven miles away from the property whilst being ideally positioned for outdoor pursuits including golf, fitness, walking and cycling.

M5 (J19) 1 mile, Clifton 3.5 miles, Portishead 3.5 miles, Bristol City 4.5 miles, Bristol Temple Meads 6.5 miles, Bristol Parkway (10.5 miles), Bristol Airport 11 miles (All times and distances are approximate)

THE OPPORTUNITY

THE OPPORTUNITY

REDUCED PRICE FOR AUCTION

Previously on the market at £275,000

REQUIRES MODERNISATION

The property now requires modernisation but would make a fine family home in this sought after location.

EXTENSION / ATTIC CONVERSION

There is scope for both extension to rear and attic conversion (Subject to consents)

FLAT CONVERSION

Scope for 2 Flats (Subject to consents)

HMO / STUDENT LET

Potential for 4 + Tenants.

OFF STREET PARKING

Scope to create off street parking in the side garden (Subject to consents)

ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Rear Porch

Reception 1

14' 3" x 12' 3" (4.34m x 3.73m)

Reception 2

14' 1" x 11' 11" (4.29m x 3.63m)

Kitchen

10' 11" x 9' 5" (3.32m x 2.87m)

Shower Room

5' 9" x 5' 1" (1.75m x 1.55m)

FIRST FLOOR

Bedroom 1

12' 10" x 12' 0" (3.91m x 3.65m)

Bedroom 2

11' 10" x 11' 10" (3.60m x 3.60m)

Bedroom 3

10' 11" x 9' 5" (3.32m x 2.87m)

Bathroom

7' 0" x 3' 11" (2.13m x 1.19m)

Landing

OUTSIDE

Garden to Side

Courtyard to Rear

CHARITY OF THE YEAR

Hollis Morgan are supporting Bristol based " Life for a Cure " as our 2017 Charity of the year which aims 'a LIFE for a CURE', to raise funds in support of finding the 'Ultimate Vaccine' for Meningitis B. We are delighted to announce that 5 % of every buyer's premium will be donated to 'a Life for a Cure' which was founded as both a legacy to Ryan and to help raise awareness and valuable funds in search of the ultimate vaccine. This Bristol charity run purely on a voluntary basis is simply about working together to stop other amazing young lives being lost to meningitis. - to learn more about Ryans Story and this fantastic cause please visit there website. www.ryanbresnahan.org/ In 2016 we raised £4,000 for Bristol based housing charity "Home Start" to learn more visit the charity section of our website - www.hollismorgan.co.uk/charity/

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 (£900) to Hollis Morgan. Contracts can be signed either via the solicitors or at the Hollis Morgan offices subject to appointment.

TELEPHONE AND PROXY BIDDING

If you cannot attend the auction (although we strongly advise you do) you can make a TELEPHONE or PROXY BID. This authorises the auctioneer to bid on your behalf up to a pre-set limit. Forms and relevant conditions are available to download with the online legal pack. A completed form, ID and two cheques (one for the 10% deposit and one for the Buyer's Administration Fee of £900) are required by the Auction Department at least two full working days before the auction.

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.

PAYING THE DEPOSIT & BUYERS PREMIUM

We can only accept the following at the auction: Personal or Company Cheque Bankers Draft Debit Card (NOT CREDIT CARD)

BUYER'S PREMIUM

Please be aware all purchasers are subject to a £750 + VAT (£900 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.

EPC

For full details of the EPC please refer to the online legal pack.

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.



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