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hollis  
morgan  
auction



### 3 St. Andrews Road, Burnham-On-Sea, North Somerset, TA8 2AU

Auction Guide Price £195,000 +++

Hollis Morgan \*\*\* SOLD BY LIVE ONLINE AUCTION - RECORD BREAKING JULY AUCTION - OVER £15M SOLD! \*\*\* A Freehold SEMI DETACHED HOUSE ( 1547 Sq Ft ) currently arranged as TWO LARGE FLATS and now in need of BASIC UPDATING but with HUGE POTENTIAL.

# 3 St. Andrews Road, Burnham-On-Sea, North Somerset, TA8 2AU

## ADDRESS

3, St. Andrews Road, Burnham-On-Sea, TA8 2AU

## FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD BY LIVE ONLINE AUCTION - RECORD BREAKING JULY AUCTION - OVER £15M SOLD! \*\*\*

GUIDE £180,000 +++  
SOLD @ £195,000

Lot Number 41

The Live Online Auction is on Wednesday 29th July at 18:00

The sale will be streamlined LIVE ONLINE and you can BID by telephone, proxy or via your computer with your unique bidding PIN.

Registration is a simple 3 step process – download the online auction buyers guide for further details  
Or simply email [bid@hollismorgan.co.uk](mailto:bid@hollismorgan.co.uk)

## VIEWINGS

Viewings can be booked on specific days for this property – please submit a viewing request online and we will contact you to arrange access.

Hollis Morgan would be grateful if you could arrive promptly to inspect the properties at the START of the agreed time as we have scheduled viewings throughout the day and CANNOT wait for late arrivals.

There are likely to be viewings on the property before and after your appointment and if you miss your slot ( usually 15 minutes or longer for larger properties ) you will be asked to wait until the next available time.

Please note government regulation on groups sizes and safe social distancing must be practiced at all times – please bring your own gloves and facemask.

You may be asked to wait outside before it is safe to enter – please understand and respect this request.

If you have shown any symptoms of Covid (19 ) in the last 10 days we would respectfully ask you to not attend the viewing.

The safety of our clients and staff is our number one priority and we thank you for your understanding.

Please note that hard copy of details will not be provided but will have been emailed to you with instructions on how to bid and what happens next before the viewing.

## 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](mailto:olly@hollismorgan.co.uk)

Please note offers will not be considered until you have inspected the COMPLETE LEGAL PACK once it has

been released.

There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when no further information is due to be added.

In the event of an offer being accepted the property will only be removed from the auction the online auction and viewings stopped once contracts have successfully EXCHANGED subject to the standard auction terms and payment of the buyer's premium ( £1000 + VAT ) to Hollis Morgan.

Contracts will need to be exchanged promptly via the solicitors.

## EXTENDED COMPLETION

Completion is set for 6 weeks or earlier by mutual consent.

## SOLICITORS

Sue Rzeznicki

Berry Redmond Gordon & Penney  
Worle

Tel: 01934 513963

e: [sue.rzeznicki@brgplaw.co.uk](mailto:sue.rzeznicki@brgplaw.co.uk)

## ONLINE LEGAL PACKS

\*\*\*LEGAL PACK COMPLETE\*\*\*

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 Freehold semi detached property ( 1547 Sq Ft ) with spacious accommodation arranged over two floors with parking to the front and a rear garden plus side access.

Originally a family home the property has been arranged as 2 self contained flats for a number of years.

Sold with vacant possession.

## LOCATION

The property is situated in one of Burnham on Sea's most sought after locations of the town, within an easy

walk of the town centre and beach front.

The coastal Somerset town of Burnham on Sea offers a bustling High Street of shops, banks, restaurants, coffee shops etc, with the added attraction of the beach front and Esplanade adjoining.

There are a range of leisure facilities close by including a Championship Golf Course, a heated indoor swimming baths with gymnasium, bowls club, tennis club etc.

Access to junction 22 (M5) is approximately 2 miles distant giving excellent commuting links to Bristol, Taunton etc. There is a mainline railway station in nearby Highbridge & Bristol Airport is approximately 20 miles distant.

### THE OPPORTUNITY

#### BASIC UPDATING

The property is now in need of some basic updating but has huge potential for a family home or flat investment.

#### FLATS - INVESTMENT / RESALE

The property is currently arranged as 2 self contained flats which would be ideal ( subject to updating ) for investment or individual resale.

#### FAMILY HOME

There is scope to reinstate the original layout to create a fine 4 bedroom family home with parking and garden,

#### EXTENDED TO ATTIC / REAR

There is potential to increase the accommodation but converting the attic space or extending the property to the rear.

Subject to consents.

### IMPORTANT INFORMATION

Buyers should be aware that the property has a historical insurance claim reference structural movement ( not proven subsidence ) which may affect your ability to obtain a mortgage

Full copies of the reports can be downloaded from the online legal pack.

Buyers must make their own investigations and conclusions from the information provided.

### 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.

### 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.

### WHY HOLLIS MORGAN?

#### WHY HOLLIS MORGAN?

Hollis Morgan regularly hold the largest property auctions across Bristol and the West Country from our iconic Sale Room in Clifton, since we formed in 2010 we have sold the most £££'s of land and property by Public Auction in the region - EVERY YEAR!

Between 2010 and 2018 we have held 51 auctions, offering 1321 lots and raising over £270k for clients across the region.

Did you know... In 2018 we had the highest % success rate and sold more £££'s of Land and Property by auction than all the other Auctioneers in Bristol & North Somerset combined!

### 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 Bristol Charity All Aboard Watersports as our 2020 Charity of the year with 5% of each Buyers premium being donated.

All Aboard Watersports strive to make it possible for everyone in the local community to join in a range of watersports and water related activities for people with physical, emotional or cognitive disabilities in the historic Bristol City Docks - [www.allaboardwatersports.co.uk](http://www.allaboardwatersports.co.uk)

In 2019 we were delighted to have raised well £10k for Bristol Zoo by supporting their Bear Wood Project at the Wild Place through events including the Hollis Morgan Opera Picnic and hosting their annual Gala Evening.

Visit the Hollis Morgan Charity page of our Website for further details - [www.hollismorgan.co.uk/charity](http://www.hollismorgan.co.uk/charity)

### **AUCTION PROPERTY DETAILS DISCLAIMER**

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angle lens. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.