

estate agents **auctioneers**

**hollis  
morgan**

1, Thorndale Court Thorndale Mews, Bristol, BS8 2JA

**Sold @ Auction £560,000**

A stylish MODERN 4 bedroom DETACHED property with gardens and DOUBLE GARAGE that now requires UPDATING.

- For Sale By Public Auction
  - Wednesday 15th April 2015
  - All Saints Church, Clifton, BS8 2HY
  - www.hollismorgan.co.uk
  - Legal packs via our website
  - APRIL 2015
  - PRIME CLIFTON PROPERTY
  - DETACHED
  - GARDENS & GARAGE
  - REQUIRES UPDATING
- FOR SALE BY AUCTION**  
GUIDE PRICE - £450,000

SOLD @ AUCTION - £560,000

LOT NUMBER 26  
Wednesday 15th April 2015  
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

#### THE PROPERTY

A modern detached family home in a development of 3 similar styled properties developed in the 1970's. The property is approached via a shared driveway and is detached occupying a private position arranged over two floors with a large open plan living space, which overlook the gardens, and two further receptions rooms and four bedrooms at first floor level. Enclosed gardens and detached double garage.

#### LOCATION

Thorndale Mews is a quiet and secluded cul de sac located just off Alma Vale Road in Clifton. Whiteladies Road just a stone's throw away, offers an array of independant retailers, pubs, bars, cafes and restaurants. The Bristol Royal Infirmary, Bristol University, Clifton Village and Clifton Down station are all within walking distance.

#### THE OPPORTUNITY

The property has been in the same ownership since new and now requires complete modernisation but will make a stylish family home. Scope to create large bi fold doors to improve access to garden.  
Scope for large master suite on first floor.  
Excellent investment - refer to rental appraisal below and with online legal pack

#### EXTENDED COMPLETION

Completion is set for Friday 22nd May.

#### RENTAL APPRAISAL

On inspection of this 1970s detached house, Hopewell properties believe that this particular property would suit investors looking for a property for the professional or family rental market. In particular the quiet location along with enclosed garden and off street parking will suit family living. Walking access to the amenities of Alma Vale road, Whiteladies road and Clifton Village places the house in a desirable area.

Although this property may not be considered as your normal buy to let property, if it was renovated to a high standard a rental income of between £2,500 and £3,000pcm could be achieved. We also believe that there is potential to rent the garage for approximately £150pcm.

Hopewell Properties  
www.hopewellproperties.co.uk  
maxwell@hopewellproperties.co.uk

#### EPC

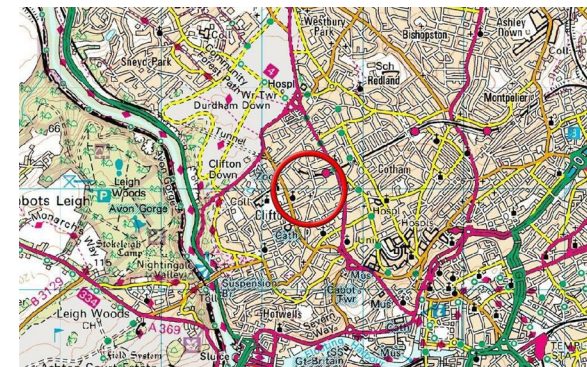
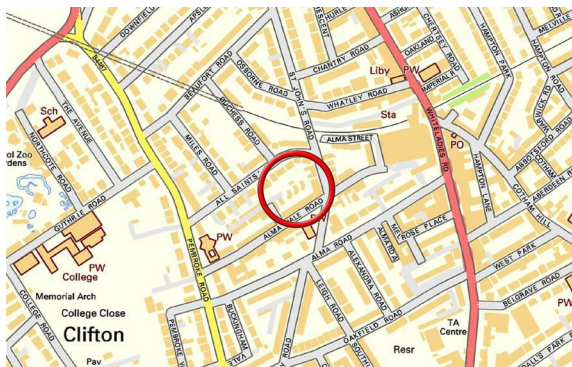
For full details of the EPC please refer to the online legal pack.

#### BUYER'S PREMIUM

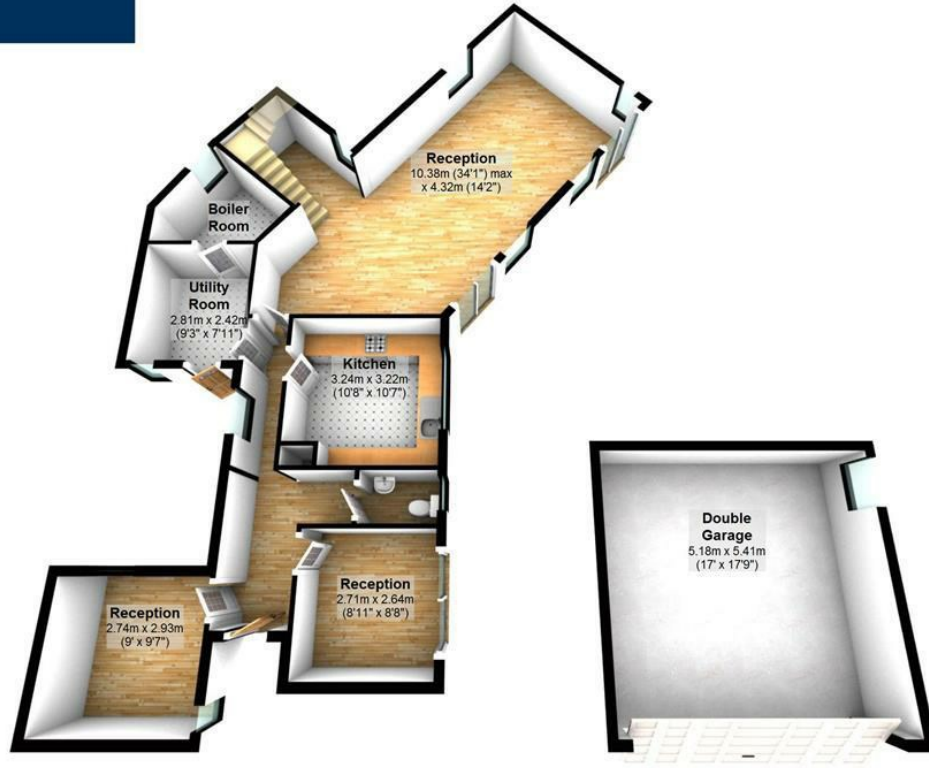
Please be aware all purchasers are subject to a £500 + VAT buyer's premium which is ALWAYS payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

#### 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.



**Ground Floor**  
Approx. 95.9 sq. metres (1031.7 sq. feet)



**First Floor**  
Approx. 73.1 sq. metres (787.3 sq. feet)



Total area: approx. 169.0 sq. metres (1819.0 sq. feet)  
Illustration for identification purposes only, measurements are approximate, not to scale.

Floorplan Produced by Westcountry EPC  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |  | Current                 | Potential | Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           | (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           | (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           | (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           | (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           | (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           | (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           | (1-20) <b>G</b>   |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

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