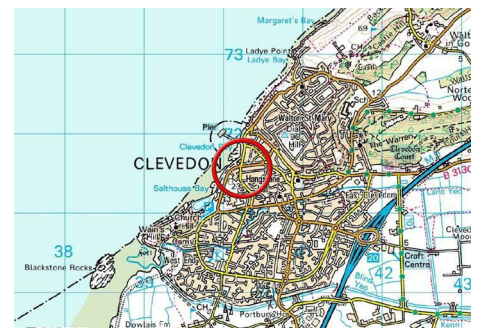
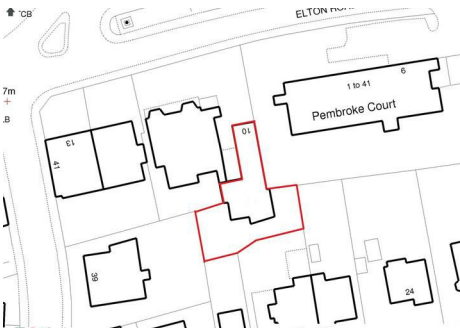




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 auction



The Coach House, 10 Elton Road, Clevedon, North Somerset, BS21 7RF

Auction Guide Price £250,000 +++

A charming coach house with walled garden now in **NEED OF MODERNISATION** with parking and **SEA VIEWS**

The Coach House, 10 Elton Road, Clevedon, North Somerset, BS21 7RF

FOR SALE BY AUCTION

*** SOLD PRIOR TO AUCTION ***

LOT NUMBER 31

Wednesday 1st October 2014

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 stunning opportunity to renovate and create your own individual home situated in a spectacular location almost adjacent to the sea front set in its own walled rear garden - Originally believed to be The Coach House for the adjacent Hallam House, this substantial stone built property is now offered for sale for the first time in many years. This substantial building offers incredible space, includes an integral garage, ample parking and enjoys delightful walled gardens to the rear. Clevedon's sea front, Pier and promenade is just across the road, indeed all can be viewed from the balcony at the front of The Coach House.

LOCATION

A few yards from Clevedon Sea Front and Pier with the High Street within a quarter mile.

THE OPPORTUNITY

Coach House Conversion In Need Of Complete Updating

Set In Gorgeous Secluded Walled Rear Gardens

Substantial Property With The Potential To A Stunning Individual Home

Currently Offered With Four Bedrooms And Three Reception Room Accommodation

Includes Garaging, Carport and Parking

Superb Location Almost Adjacent To Clevedon Sea Front

ACCOMODATION

Ground Floor

Entrance

glazed entrance door leading to:

Entrance Hall

with staircase rising to first floor, small built in storage cupboard, under stairs storage area.

Drawing Room 18' 7" x 15' 8" (5.66m x 4.77m)

with night storage heater, French doors leading to garden.

Dining Room 13' 3" x 11' 6" (4.04m x 3.50m)

with door to front driveway, recess for storage.

Study 12' 9" x 11' 6" (3.88m x 3.50m)

with night storage heater.

Kitchen/Breakfast Room 18' 1" x 10' 9" enlarging to 14' 6" (5.51m x 3.27m)

fitted with kitchen units, double drainer stainless steel sink unit, electric cooker point, night storage heater, two built in storage cupboards, door to:

Rear Lobby

with access to garage.

Bathroom

with panelled bath, pedestal wash hand basin, low level wc, tiled surrounds, hot water tank.

First Floor

accessed from internal staircase or external staircase from front balcony.

Landing

with built in storage cupboard.

Bedroom 115' 5" x 12' 0" (4.70m x 3.65m)

currently used as a sitting room, night storage heater, doors to sun lounge.

Bedroom 216' 4" x 9' 4" (4.97m x 2.84m)

measurements include fitted wardrobe.

Bedroom 311' 9" x 8' 10" (3.58m x 2.69m)

measurements exclude fitted wardrobe.

Bedroom 4/Kitchenette 12' 3" x 7' 4" (3.73m x 2.23m)

fitted with kitchen units, Belfast sink unit, fitted shelved cupboard.

Study/Dressing Room 6' 8" x 5' 0" (2.03m x 1.52m)

measurements exclude fitted cupboard over stairwell.

Bathroom

with suite of panelled bath, pedestal wash hand basin, low level wc, tiled surrounds.

Sun Lounge 16' 0" x 9' 4" (4.87m x 2.84m)

with half glazed surround, door to front balcony.

Balcony

situated to the front of the property and access from outside steps as well as the sun lounge.

Outside

Front

property approached through stone pillared entrance,

path access to front door and front steps leading to first floor balcony, driveway access leading to:

Garage 21' 0" x 14' 9" (6.40m x 4.49m) accessed through glass folding doors and also leading to:

Large Carport

Rear - Walled Garden amazingly secluded area, bound mainly by high level stone wall, in need of some cultivation with a wide variety of thickly vegetated shrub and flower borders, raised patios.

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.

AUCTION BUYERS GUIDE

Available to download via our purpose built property website.

AUCTION FINANCE

Some properties may require specialist auction finance- please contact Hollis Morgan for access to expert advice and "whole of market" rates.

TESTIMONIALS

We are very proud of what our clients say about us - please visit our website to read our Testimonials: www.hollismorgan.co.uk/auction-testimonials.html

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.

CHARITY OF THE YEAR

Hollis Morgan are supporting Bristol Children's Help Society as their 2014 Charity of the year. We are delighted to announce that 10% of every buyers premium will be donated to this excellent local charity. For further details on their outstanding work in the community please visit www.tbchs.org.uk/about.html In 2013, Hollis Morgan successfully raised £2,000, which was donated to Penny Brohn.

OFFERS

Pre auction offers can be submitted by filling out the offer form in the online legal pack and then sent via email to post@hollismorgan.co.uk NB – Unless the form is completed the offer cannot be submitted.