



**3 Coronation Road, Banwell, North Somerset, BS29 6AZ**

**Sold @ Auction £145,000**

Hollis Morgan JULY AUCTION - A Freehold semi detached 4 BEDROOM HOUSE ( 1008 Sq Ft ) in good decorative order with GARDEN and PARKING - excellent INVESTMENT in this sought after Village.



# 3 Coronation Road, Banwell, North Somerset, BS29 6AZ

## FOR SALE BY AUCTION

\*\*\* SOLD @ HOLLIS MORGAN JULY AUCTION \*\*\*

GUIDE £130,000 +++  
SOLD @ £145,000

### LOT 8

Wednesday 31st July 2019 ( NEW DATE )  
All Saints Church Pembroke Road, Clifton, Bristol BS8 2HY  
Legal Pack Room and Registration will be open from 18:15  
The sale will begin promptly at 19:00

### EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.

### SOLICITORS

Malcolm Buck  
Fussell Wright  
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### 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.  
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 1950's four bedroom family home ( 1008 Sq Ft ) arranged over two floors with an enclosed rear garden ( side access ) and parking to the front plus far reaching rural views from the upper floors.  
On the ground floor is a brand new open plan kitchen with door to back garden whilst the main living room also leads to a bonus garden room. Upstairs are four bedrooms and a shower room. The roof was renewed recently with new felt, batten and tiles.  
Sold with vacant possession.

### LOCATION

The North Somerset village of Banwell is within easy driving distance of Bristol, Weston-super-Mare, Bath, Wells and the national motorway network, making it an ideal choice for the commuter. The village itself has local facilities including shops, pubs, restaurants, churches, primary school and pre-school, with more comprehensive shopping, social and recreational facilities at the above mentioned cities and the coastal town of Weston-super-Mare. Secondary schooling is at nearby Churchill with its associated sports complex and nearby dry-ski slope. The Mendip Hills are close by with an excellent range of country pursuits readily available, including riding, walking and caving, whilst the Chew and Yeo Valley's with the Chew and Blagdon lakes offering excellent sailing and fishing. The long distance traveller has plenty of choice - there are excellent motorway and rail links, whilst Bristol International Airport is just a short drive away. For further information see the Banwell website - [www.banwell.info](http://www.banwell.info).

### THE OPPORTUNITY

FOUR BED HOUSE FOR INVESTMENT

The property is offered in excellent decorative order with excellent rental prospects.

### FAMILY HOME

Superb value family home in this sought after village location.

### CONSTRUCTION

Please note the property is of non standard construction which may effect your ability to obtain a mortgage - please refer to your broker for more information.

### 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.

### PRE AUCTION OFFERS

Some properties may be available to buy prior to the auction.  
Pre auction offers can be 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 VIEWED the property and the COMPLETE LEGAL PACK has been released.  
You will be emailed a note to confirm the AUCTION PACK NOW COMPLETE and then offers can be submitted.

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 ( £1,200 ) to Hollis Morgan. Contracts can be signed either via the solicitors or at the Hollis Morgan offices subject to appointment.

### 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.

### 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.

You will need to register to bid – registration will be open from 18:15

Forms can be downloaded and completed beforehand ( found in the legal pack ) or collected at the auction venue.

### 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 )

### 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 £1,200) are required by the Auction Department at least two full working days before the auction.

### 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.

### 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 £269m for clients across the region.  
Did you know...Hollis Morgan sold more £££'s of land and property by auction than all the other Bristol Auctioneers combined in 2018 with over £44m of successful sales!

### 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 Zoo's Bear Wood Appeal as our 2019 charity of the year with 5% of each buyers premium being donated.

Bear Wood is an exciting new development due to open in Summer 2019 at Wild Place Project. The exhibit will transport visitors back in time when the woodland was inhabited by European brown bears, Eurasian lynx, European wolves and wolverine, showing the effects of woodland loss on our native animals.



e-mail: [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk) [www.hollismorgan.co.uk](http://www.hollismorgan.co.uk)

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