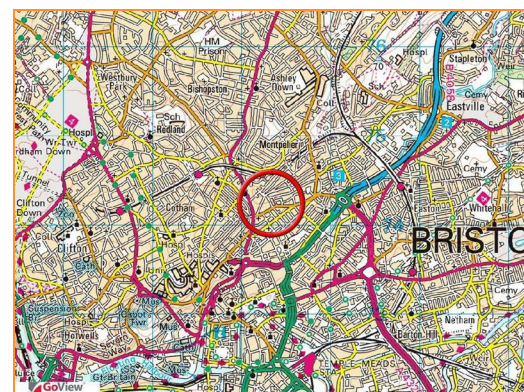
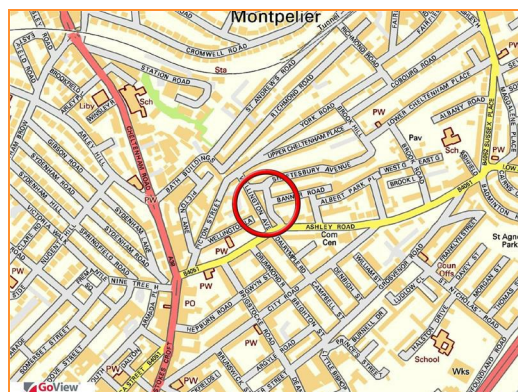




11 Wellington Avenue, Montpelier, Bristol, BS6 5HP

Sold @ Auction £450,000

Hollis Morgan *** SOLD @ APRIL AUCTION ***- A mid terraced HMO INVESTMENT property producing an income of £31,000 per annum.



11 Wellington Avenue, Montpelier, Bristol, BS6 5HP

FOR SALE BY AUCTION

*** SOLD PRIOR TO AUCTION ***

GUIDE PRICE £370,000 +++
SOLD PRIOR @ £450,000

LOT NUMBER 29

Thursday 6th April 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

WEEKLY SET VIEWING

By appointment.

Please note 48 hours notice is required.

SOLICITORS

George Boyd-Gibbins

Cook and Co Solicitors

george.boyd-gibbins@cookco.co.uk

0117 317 9719

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.

THE PROPERTY

A mid terraced period property arranged over three floors with garden and rear access from Woodmancoate Road.

The property is currently arranged as a 5 bedroom licensed HMO with communal kitchen diner.

EXTENDED COMPLETION

Completion is set for 6 weeks.

LOCATION

Wellington Avenue is located just off Ashley Road within the cultural suburb of Montpelier. Convenience stores and other local amenities are nearby as well as the ever popular Gloucester Road which boasts an array of independent retailers, pubs, bars, cafes and restaurants. Bristol City Centre is less than two miles away.

THE OPPORTUNITY

Excellent investment opportunity with 5 rooms let on individual AST agreements producing £31,000 per annum. We understand there is scope to further increase the rental income

Alternatively the property would make a fine family home in this highly sought after location.

ACCOMMODATION

BEDROOM ONE

Single glazed sash bay window to front elevation, wall mounted radiator, separate kitchenette with electric hob and sink unit. Door leading to en-suite comprising of low level WC, pedestal wash hand basin and shower cubicle with extractor fan and towel rail.

BEDROOM TWO

Range of base and wall mounted units with rolled work top over, stainless steel sink unit with tap over and wall mounted radiator and boiler. Double bedroom with wall mounted radiator, double doors leading to living room space. Bathroom comprising of low level WC, pedestal wash hand basin, panelled bath with shower over and double glazed window to side elevation. Double doors to rear garden/parking.

BEDROOM THREE

Single glazed sash window to rear elevation, wall mounted radiator. Separate kitchenette and shower room. Kitchen comprising of range of base and wall mounted units with worktop over, uPVC double glazed window to rear elevation and door leading to shower room comprising of low level WC, pedestal wash hand basin and shower cubicle with obscure window to side elevation.

BEDROOM FOUR

Single glazed sash bay window to front elevation, wall mounted radiator, kitchenette with range of base and wall mounted units with work top over with stainless steel sink unit and electric hob. En-suite comprising of low level WC, pedestal wash hand basin and shower cubicle with extractor fan.

BEDROOM FIVE

Top floor double bedroom with uPVC double glazed windows to rear elevation, wall mounted radiator, kitchenette with range of base and wall mounted units with work top over and integral stainless steel sink unit and electric hob. En-suite comprising of low level WC, pedestal wash hand basin and shower cubicle.

INCOME

Room 1 - Currently vacant (previously let for £450 pcm)

Room 2 - £640 pcm

Room 3 - £500 pcm

Room 4 - £500 pcm

Room 5 - £550 pcm

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 £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.

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 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.

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.

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 £900) are required by the Auction Department at least two full working days before the auction.

AUCTION BUYERS GUIDE VIDEO

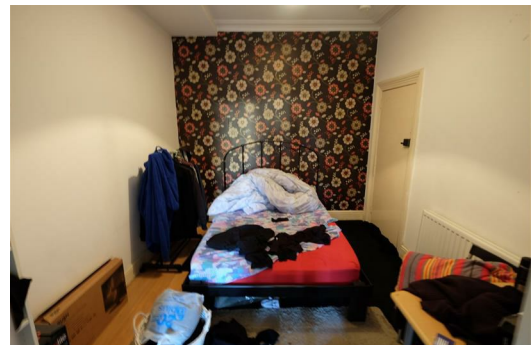
We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you have any further questions regarding the process please don't hesitate to contact Auction HQ.

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 based " Life for a Cure" as our 2017 Charity of the year which aims 'a



e-mail: post@hollismorgan.co.uk www.hollismorgan.co.uk

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