

Stanley Grove, Weston-Super-Mare, Somerset. BS23 3EB

Starting Bid: £172,500 Freehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

www.housefox.co.uk

01934 314242
01275 404601
01278 557700
sales@housefox.co.uk

PROPERTY DESCRIPTION

*** To be Sold through on-line auction ***

Bidding Opens On: TBC Scheduled End Date: TBC

HOUSE FOX ESTATE AGENTS PRESENT...This expansive four-bedroom terrace property presents a fantastic opportunity for those seeking a larger family home. Set across two floors, this home offers generous living space & requires a full renovation throughout.

The ground floor of the main house features a welcoming living room, a separate dining room ideal for family meals and entertaining, a well-sized kitchen, and a convenient cloakroom. Each room offers ample potential to be transformed into a modern and stylish living space, tailored to your tastes.

On the the first floor, you'll find four well-proportioned bedrooms plus a family bathroom.

To the rear a small courtyard

Although this home requires complete modernisation throughout, it offers incredible potential to create a contemporary family haven in a convenient location. With its excellent size, versatile layout, this property is a must-see for those looking for a project in Weston-s-Mare.

BEING SOLD BY ON-LINE AUCTION

Starting Bids from: £172,500 - Buy it now option available

Please call or visit Goto Online Auctions for more information. 01844 873 300

This property is for sale by Modern Method of Auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. The purchaser will have 56 working days to exchange and complete once the draft contract has been issued by the vendors solicitor. Allowing the additional time to exchange and complete on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable reservation fee. The fee will be a fixed fee including the Vat, this secures the transaction and takes the property off the market. The buyer will be required to agree to our terms and conditions prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found on the online Auction website or requested from our Auction Department.

FEATURES

- ON-LINE AUCTION SALE
- Mid Terrace Home
- In Need of Modernisation Throughout
- Four Bedrooms
- Two Reception Rooms
- Cloakroom
- Courtyard Garden
- No Chain Complications
- Being sold through online auction - Buyer's fee applies
- Buy it now option available
- EPC - TBC

Please note this property is subject to an undisclosed Reserve Price which is typically no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Our primary duty of care is to the vendor. Terms and conditions apply to the Modern Method of Auction, which is operated by GOTO Auctions.

To book a viewing contact House Fox: 01934 314242

Auctioneer's Comments:

This property is for sale by Online Auction which is a flexible and buyer friendly method of purchase. The purchaser will not be exchanging contracts on the fall of the virtual hammer, but will be given 56 working days in which to complete the transaction, from the date the Draft Contract are issued by the seller's solicitor. By giving a buyer time to exchange contracts on the property, means normal residential finance can be arranged.

The Buyer's Premium secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign a Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Info Pack which can be downloaded for free from our website or requested from our Auction Department.

Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Buyer's Premium of £6000 including VAT and a Legal Pack fee of £396 including VAT. This secures the transaction and takes the property off the market.

ROOM DESCRIPTIONS

Entrance Vestibule

Wooden front door & half obscure internal door to Hall.

Hall

Stairs to first floor, two radiators, cupboard.

Lounge

12' 1" x 12' 6" (3.68m x 3.81m)
Front facing bay window. Stone fronted fireplace with gas fire. Radiator.

Dining Room

12' 4" x 11' 0" (3.76m x 3.35m)
Rear facing window, radiator, Tiled fireplace, built-in cupboards. Parquet flooring.

Kitchen

11' 9" x 11' 1" (3.58m x 3.38m)
Comprehensive range of base & eye level units with inset stainless steel sink & drainer. Wall mounted Worcester boiler, tiled splash-backs, two windows to side aspect. Radiator. Door to rear passageway.

Rear Passageway

Door to outside rear, useful storage alcove.
Door to WC.

W.C.

Low level WC, obscure window.

Landing

Split level Landing with doors to all rooms. Loft access. Built-in cupboards. Radiator.

Bedroom 1

14' 9" x 11' 0" (4.50m x 3.35m)
Front aspect bay window, radiator.

Bedroom 2

12' 4" x 11' 1" (3.76m x 3.38m)
Rear aspect window, built-in cupboards.
Radiator.

Bedroom 3

5' 7" x 10' 5" (1.70m x 3.17m)
Rear aspect window. Radiator.

Bedroom 4

8' 7" x 4' 10" (2.62m x 1.47m)
Front aspect window. Radiator.

Bathroom

White suite consisting panel bath with shower attachment, low level WC & pedestal wash hand basin. Obscure window. Fully tiled walls.
Radiator.

Outside

To the rear is a small courtyard garden.

Agents Note

PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

An employee of this company has a relation, who has a personal interest in the sale."



FLOORPLAN & EPC

