



1 St Bridges Close, Kewstoke, Weston-super-Mare, North Somerset, BS22 9UN



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS



# FOR SALE BY PUBLIC AUCTION

**Subject to reserve, conditions of sale and unless sold otherwise**

**\*Auction Guide Price £275,000 Plus**

For Sale by Public Auction on Thursday 16th May 2024 at Leigh Court, Pill Road, Abbots Leigh, Bristol, BS8 3RA and online at 7.00pm.

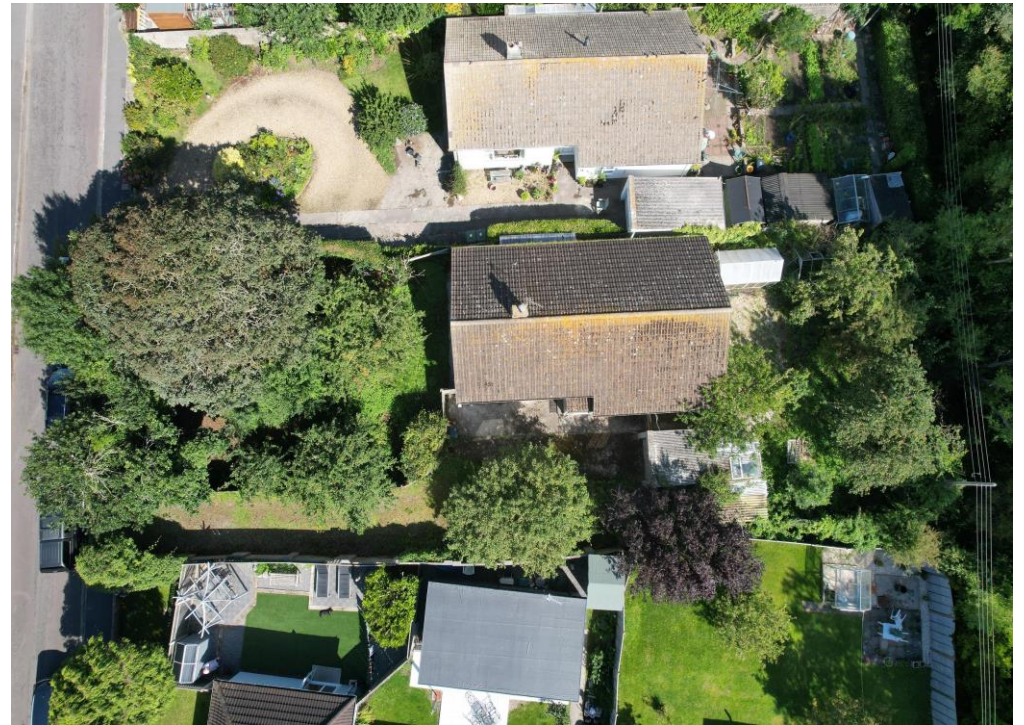
Presenting a superb three-bedroom, detached bungalow nestled in a quiet Cul-de-Sac of Kewstoke, Weston-super-Mare. In need of modernisation and refurbishment, this freehold property presents a unique opportunity for those seeking a renovation project or the chance to create their dream home. The property further benefits from front and rear private gardens, a driveway offering valuable off-street parking and a single garage and storage area.

Kewstoke is within reach of local transport links and Sand Bay beach – a relatively wild beach offering views across the Bristol Channel to South Wales. Weston-super-Mare's bustling town centre is approximately two miles away and provides an array of shops, restaurants, schools, beaches and local amenities. The M5 motorway is within reach and provides access to most major towns and cities. EPC rating F38, Council Tax Band D.

## Auction Details:

- **Venue:** Leigh Court, Pill Road, Abbots Leigh, Bristol, BS8 3RA (there is plenty of free parking)
- **Date:** Thursday 16th May 2024
- **Start Time:** 7:00pm
- **Bidding Options:** In room, online, proxy, telephone

\*Guides are provided as an indication of each seller's minimum expectation, they are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure guide.





## Accommodation

### Entrance

An aluminium single glazed entrance door and fixed window into vestibule area.

### Vestibule

With tiled flooring, UPVC double glazed door and window into hallway.

### Hallway

Tiled flooring, doors to rooms, radiator, roof access hatch, storage cupboard, ceiling lights.

### Living Room

With a UPVC double glazed sliding patio door to garden and aluminium double glazed window to side, door to dining room and ceiling light.

### Dining Room

Double glazed UPVC window, radiator, door to kitchen, ceiling light.

### Kitchen / Breakfast Room

With wall and floor units, stainless steel one and a half bowl sink and drainer, space for appliances, radiator, UPVC double glazed window and timber framed single glazed door to covered rear porch area, ceiling light.

### Bedroom One

UPVC double glazed window, built in storage and wardrobe, radiator, ceiling light.

### Bedroom Two

UPVC double glazed window, radiator, ceiling light.

### Bedroom Three

UPVC double glazed window, radiator, ceiling light.

### Bathroom

Low level W/C, wash hand basin, panelled bath, two UPVC double glazed windows, radiator and ceiling light.





## Outside

### Driveway

With gated access leading to a private driveway and parking area to the side of the property, gated access to the front and rear gardens.

### Garage

Detached block built single garage and storage area with timber doors for access. Please note the garage roof is in need of repair.

### Front

Enclosed by timber fencing with various shrubs, hedging and overgrown areas.

### Rear

A private and enclosed garden area with concrete pathways for access, various trees shrubs and hedging, two disused green houses and overgrown areas.

### Tenure

Freehold.

### Services

Mains gas, mains electric, water, drainage.

### Please Note

If you are attending the auction in person there is plenty of free parking at the venue.

The integrity and structure of the property is 'Sold as seen' and in addition there may well be some fixtures, fittings and chattels left at the property which will become the responsibility and ownership of the purchaser upon legal completion of the transaction.



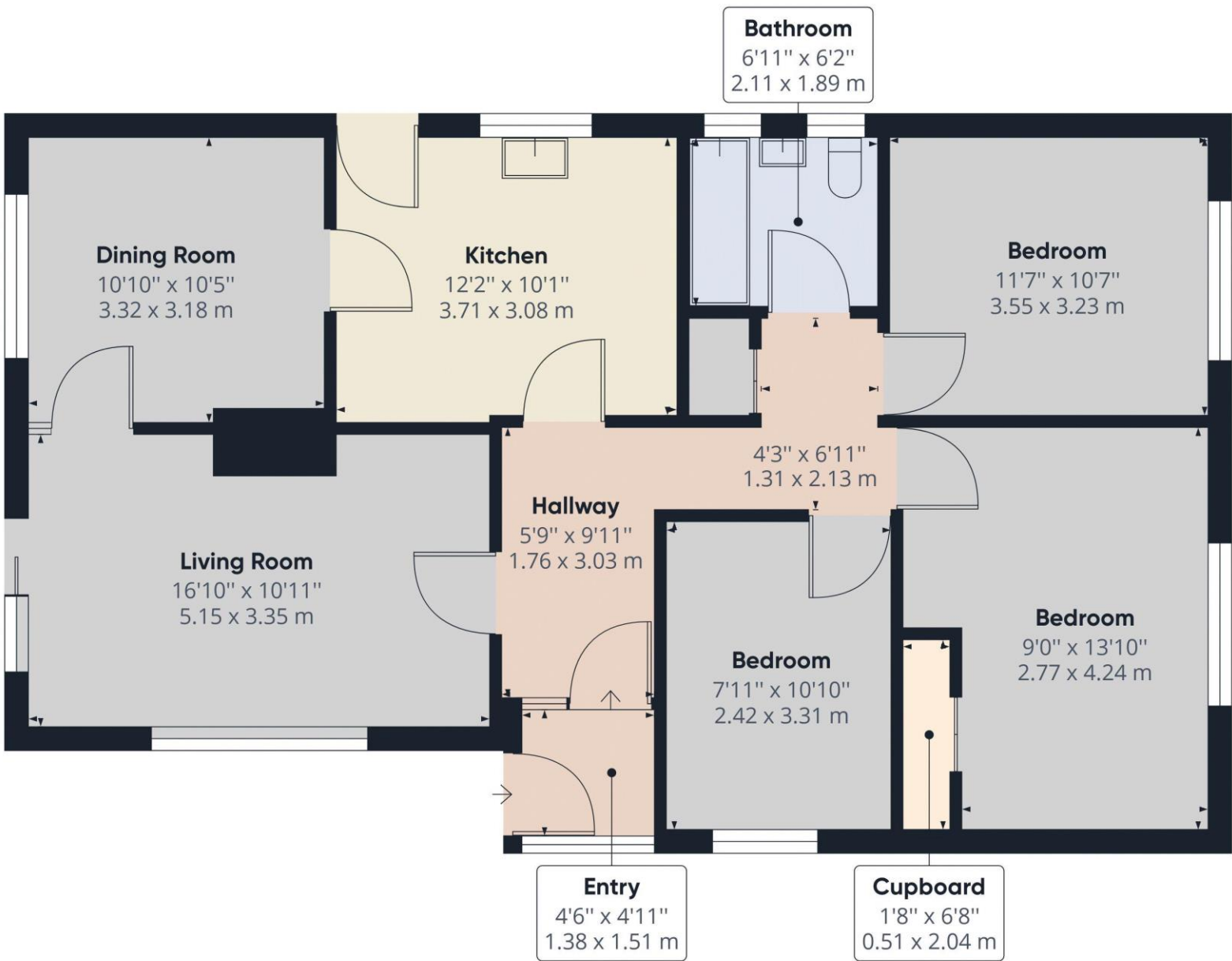












Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		

Approximate total area<sup>(1)</sup>  
974.49 ft²  
90.53 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**N.B. The auctioneer has not tested any apparatus, equipment fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain their own verification by way of survey/electrical/plumbing/soil and asbestos survey. We advise that you check the legal pack and contracts for any additional costs which may apply to the purchaser.**

**Tenure:** Freehold

**Viewing:** By arrangement with agent only.

**Conditions of Sale:** From Solicitor: Mr Chris Georgiou of Berry Redmond Gordon and Penney LLP, 50 Boulevard, Weston – super – Mare, North Somerset, BS23 1NF

**Telephone:** 01934 414 161

**Email:** chris.georgiou@brgp.co.uk

**Buyer's Premium:**

*All bidders will be required to produce two forms of identification at registration prior to auction. The purchaser will be required to pay the Buyer's Premium of £1,000.00 plus VAT (£1,200.00). Cheques for the Buyer's premium should be made payable to David Plaister Limited.*

David Plaister Limited trading for themselves as Agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and therefore do not constitute any part of any contract. David Plaister Limited or any employee thereof do not have authority to make or give any warranty, guarantee or representation whatsoever in relation of this property.



Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.



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## IMPORTANT NOTICE TO BE READ BY ALL BIDDERS

1. Unless otherwise announced at the time of the auction each lot is sold subject to the Conditions of Sale (Auctions (Bidding Agreements Act 1969) and to the Special Conditions of Sale to each lot along with the conditions contained in this Notice numbered 1-21 inclusive.
2. Prospective purchasers shall be deemed to have inspected the relevant property and made all usual and necessary searches and enquiries with all relevant authorities and other bodies.
3. Prospective purchasers shall be deemed to have checked the legal documents and contracts for any additional costs which may apply to the purchaser.
4. Subject to the General and Special Conditions, as soon as the Auctioneer's hammer falls on a bid the successful bidder is under a binding contract to purchase the relevant property.
5. Following the fall of the hammer, the successful bidder must immediately present to the Auctioneer's Clerk his/her name and address and if appropriate, the name and address of the person or company on whose behalf he/she has been bidding and in default of such information being provided at once, the Auctioneer shall be entitled to re-submit the property for sale.
6. Prospective purchasers are strongly advised to check the property particulars as to measurements, areas and all other matters to which the properties are expressed to be subject to or have the benefit of and in respect of any contents, fixture or fittings, expressed to be included in the sale by making inspection of the property and all necessary enquiries to David Plaister Limited, the vendor, the vendors appropriate advisers and all other appropriate authorities. All measurements and areas referred to in these and all other particulars are approximately only.
7. All location plans published in the Particulars of Sale are to enable prospective purchasers to locate the property only. The plans are photographically reproduced and therefore not to scale and are not intended to depict the interest to be sold and are expressly excluded from any contract. Any arrow on photographs are again only to enable prospective purchasers to locate the property and are not intended to depict the interest to be sold.
8. The right is reserved to sell any lot or lots or any part of any lot before the auction, to alter the order of sale or to amalgamate lots or divide lots or to withdraw the whole or any parts thereof.
9. Each lot is sold subject to a reserve price and the vendor reserves the right to bid up to the reserve price through the Auctioneer at the auction.
10. Should any dispute arise between the vendor and the purchaser before completion, as to any point whatsoever contained in the property particulars or as to their interpretation of the matter in dispute, it shall be referred to the Arbitration of the Auctioneers whose decision shall be final and binding on all parties and who shall decide how the cost of such reference shall be borne.
11. Prospective purchasers are strongly advised to view the Special Conditions of Sale and additional information appertaining to each lot which are available separately from the relevant Auctioneer's office or the offices of the acting Solicitors.
12. **Prospective purchasers are reminded that no questions will be taken after the commencement of the sale. The Auctioneers and Solicitors will be available approximately half an hour prior to the commencement of the sale to answer any last minute queries. However, prospective purchasers are strongly advised to make any enquiries before the day of the sale.**
13. Bids will be regulated entirely at the discretion of the Auctioneer.
14. **Methods of payment: If you are intending to bid at the auction, acceptable methods of deposit payment are; cheques drawn on a UK bank, a bankers' draft, solicitor's client account cheque or a building society cheque.**
15. Deposits: Each buyer will be required to provide a minimum deposit of £2,000 (two thousand pounds) or 10% of the purchase price, whichever is higher. Separate deposits will be required for each Lot purchased.
16. If you are bidding by proxy, telephone or internet then all deposit funds must be cleared and received into our client bank account no later than 5pm the day before the auction. *(This is a strict and adhered to policy).*
17. Buyer's Premium is applicable to ALL LOTS. The successful buyer will be required to pay a Buyer's Premium of £1,000.00 + VAT (£1,200.00 including VAT) to the auctioneers upon exchange of contracts. This applies to each purchase and supersedes any references to alternate costs in the legal documentation for the Lots. This premium is unequivocally payable when the property is purchased prior to the auction/at the auction/subsequent to the auction.
18. **Prior Sale.** Under no circumstances will the property be sold within 10 days of the auction date.
19. Block viewings apply to auction properties. Contact the office to register your interest and to find out when the viewings will take place. No viewings will take place at the property on the day of the auction. *(This is a strict and adhered to policy)*
20. The auctioneer has not tested any apparatus, equipment fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain their own verification by way of survey/electrical/plumbing and asbestos survey.
21. The Buyer is responsible for Insurance of the building from the fall of the Auctioneer's hammer. It is prudent to make arrangements for this to be put in place prior to the Auction.