



Churchill

NANCEKIVELL&CO



Grandston Bristol Road, Churchill, Winscombe, BS25 5NJ

BY PUBLIC AUCTION £220,000



GRANDSTON, BRISTOL ROAD, CHURCHILL, WINSCOMBE, NORTH SOMERSET, BS25 5NJ. A rare opportunity to purchase a unique bungalow refurbishment.

FOR AUCTION 14TH MAY 2024 at 19:00pm at Mendip Springs Golf Club, Honeyhall Lane, Congresbury, BS49 5JT

DESCRIPTION

A rare opportunity to purchase a unique bungalow refurbishment.

Grandston is a 2-bedroom bungalow totalling approximately 84.4 square meters including the conservatory situated at the rear of the property.

The driveway has ample parking for a number of vehicles, with a long front garden that is bounded by matured hedges and a stone wall.

Services are connected - mains water, electricity & gas

LOCATION

Only a short drive from the village of Winscombe where there is a number of amenities including a village, shop, primary school & places to eat.

The city of Bristol is 14 miles to the north. Bristol International Airport is 6.6 miles north .

VIEWING

Strictly and only by prior appointment through the Vendors sole Agents, Nancekivell & Co on 01769 574111 or out of hours Richard Nancekivell on 07770 966372 or Chloe Brown 07475 031835 . Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

RIGHTS OF WAY

There are no rights of way crossing the property.

DIRECTIONS

W3W///retina.spurtd.stiffly

METHOD OF SALE

The property will be offered for sale by public auction on Tuesday 14th May 2024 @ 7pm at Mendip Spring Golf Club - Honeyhall Lane, Congresbury, Bristol, North Somerset, BS49 5JT

THE SOLICITORS

Helen Hall- Berry Redmund Gordon Penney, 115 High Street, Worle, Weston- Super- Mare, BS22 6HB

LOCAL AUTHORITY

<https://n-somerset.gov.uk>

AGENTS NOTE

There is a £2,000 plus VAT Buyers fee payable to the auctioneers upon completion.

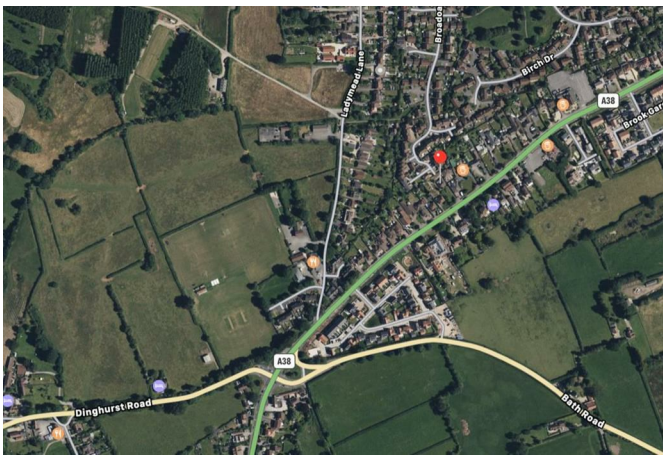
IMPORTANT NOTICE

Nancekivell & Co, their clients and any joint agents give notice that:

(1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

(2) Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Nancekivell & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of contract.