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0117 973 4940

22 Richmond Hill, Clifton, Bristol BS8 1BA

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LOT 15 - 2 Stanley Cottages, Stoke Gifford, Bristol, BS7 9YU

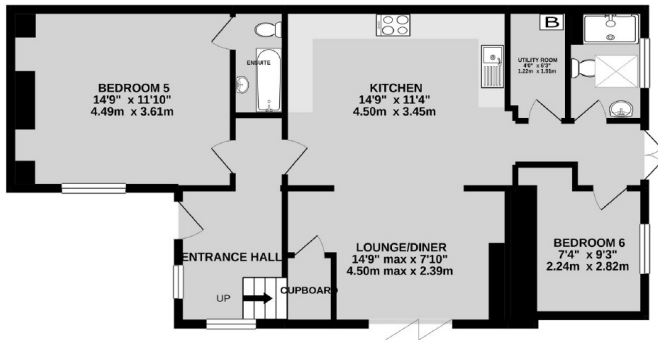
For auction £395,000 +

An immaculately presented and substantial semi-detached house that is arranged as a fully licensed 5-bedroom HMO. The property is partially let to professionals with a potential rent of £33,300 per annum once fully-let offering investors a fantastic rental yield. Following a full high-specification refurbishment in 2019, the interior has been tastefully designed to combine a wealth of period features with modern finished. The property is ideally located to attract renters working at the Ministry of Defence and UWE.

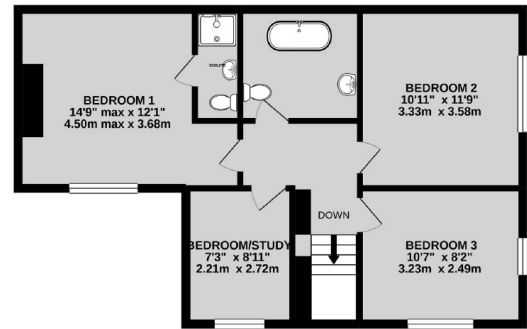


LOT 15 - 2 Stanley Cottages, Stoke Gifford, Bristol, BS7 9YU

GROUND FLOOR
742 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR
583 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 1325 sq.ft. (123.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FOR SALE BY AUCTION

This property is due to feature in our online auction on 4th May 2021 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWING

By appointment

SUMMARY

BEAUTIFULLY PRESENTED 5-BED HMO - POTENTIAL RENT £33,300PA

DESCRIPTION

An attractive period semi-detached house that has been recently refurbished to a high standard and is now operating as a fully licensed 5-bedroom HMO. The property has been tastefully finished and is mostly let to professionals working at the Ministry of Defence and UWE, producing an annual rent of £27,300 per annum. Once fully occupied we would expect a total annual rent of £33,300. There may also be scope to create a 6th bedroom and further increase the rental income. Further benefits include a good-sized garden and off-street parking for several vehicles.

LOCATION

The property is conveniently located on the fringes of the modern Cheswick Village development (Redrow and Taylor Wimpey). Filton Abbey Wood station can be accessed on foot in approx. 8 minutes and there are trains every 15 minutes to Bristol Temple Meads. The Ministry of Defence and UWE are easily accessible on foot or via the nearby cycle paths and excellent transport links are provided to the M32. Access to the property is via a private road off Bonnington Walk. From Bonnington Walk heading East, turn left into the entrance to Lockleaze Sports Centre, follow the road past the sports centre for approximately 300m and the house can be found on your right hand side.

ACCOMMODATION

Please refer to floor plan for approximate room measurements and internal layout.

GROUND FLOOR

Comprising an entrance hall, open-plan kitchen/dining/living room, two bedrooms, two shower rooms and a utility room.

FIRST FLOOR

Comprising of three further bedrooms (one with en suite), a bathroom and study.

OUTSIDE

The property benefits from a good-sized garden laid mostly to lawn and a gravel driveway providing off-street parking for several vehicles.

TENANCY DETAILS

The property will shortly be fully-let producing the following rental income:

Room 1: £650 pcm / Room 2: £500 pcm / Room 3: Vacant (marketed at £500pcm)

Room 5: £650 / Room 6: £475 pcm

Total Rent: £27,300 Per Annum (£33,300 once fully occupied)

ENERGY PERFORMANCE CERTIFICATE

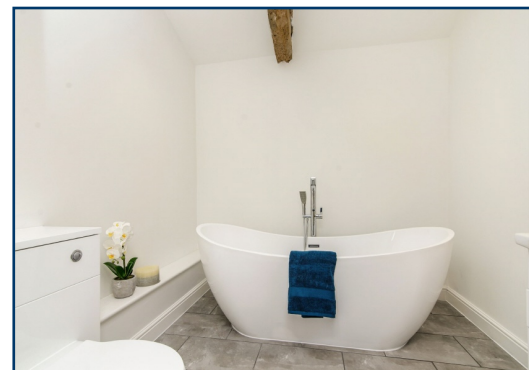
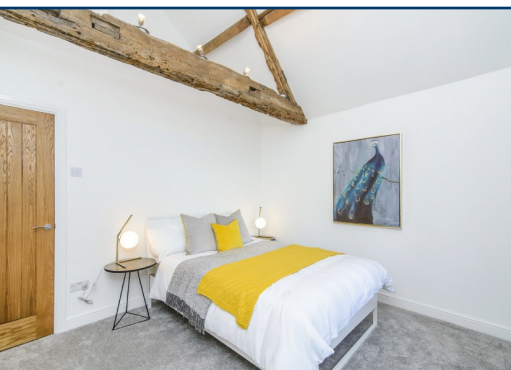
Rating: D

BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,000 plus VAT (£1,200 inc VAT) buyer's premium payable upon exchange of contracts.

*GUIDE PRICE

Guide Prices 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 Reserve



Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton
Bristol, BS8 1BA

Estate Agents & lettings

60 Northumbria Drive, Henleaze
Bristol, BS9 4HW

Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate.

It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angle lens.

Any site and floor plans provided are for indicative purposes only and should not be relied upon.

