

## 6 Tyndalls Park Mews, Kingsdown, Bristol, BS2 8DN

Auction Guide Price +++ £725,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 18TH JUNE 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- JUNE LIVE ONLINE AUCTION
- FREEHOLD MODERN TOWNHOUSE
- PRIME STUDENT HMO | £68,400 pa
- SCOPE FOR FAMILY HOME ( VP )
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JUNE LIVE ONLINE AUCTION – Freehold MODERN TOWNHOUSE ( 1410 Sq Ft ) arranged as 6 BED | 5 BATH LICENSED HMO INVESTMENT fully let producing £68,400 pa | Potential for Family Home with GARAGE | PARKING | GARDEN

# 6 Tyndalls Park Mews, Kingsdown, Bristol, BS2 8DN

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 6 Tyndalls Park Mews, St Michael's Hill, Kingsdown, Bristol BS2 8DN

Lot Number TBC

The Live Online Auction is on Wednesday 18th June 2025 @ 17:30  
Registration Deadline is on Monday 16th June 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer.  
Registration is a simple online process – please visit the Hollis Morgan auction website and click "REGISTER TO BID"

### THE PROPERTY

A Freehold modern townhouse with accommodation ( 1410 Sq Ft ) arranged over 3 Floors with off street parking, integral garage and enclosed rear garden. The property is a fully licensed HMO with semi open plan kitchen / diner / living space plus laundry room and 6 bedrooms and 5 bathrooms located in this prime spot just moments from Bristol University and the BRI. Sold subject to existing tenancy.

Tenure - Freehold

Council Tax - F

EPC - D

### THE OPPORTUNITY

PRIME HMO INVESTMENT

The property is fully let for the 2025 / 25 academic year producing £68,400 pa  
We understand the tenants cover all utility bills etc.  
Please refer to online legal pack for copies of the AST contracts.

### SCHEDULE OF AST STUDENT INCOME

1/7/24-30/6/25 - £5,550 pcm | £66,600 pa  
1/7/25-30/6/26 - £5,700 pcm | £68,400 pa

### GARAGE | BEDROOM 7

There is potential to convert the garage and create a 7th bedroom.  
Subject to consents.

### FAMILY HOME

There is scope to convert the property back into a family home ( subject to vacant possession ) in this most sought after area of Kingsdown with parking, garden and garage.

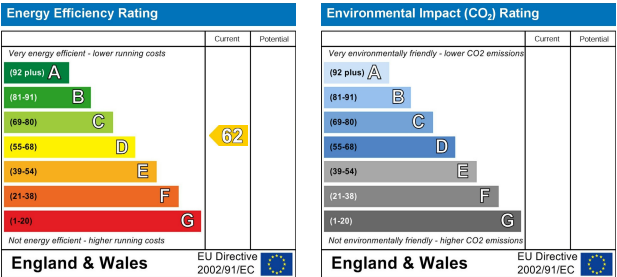
### LOCATION

Tyndalls Park Mews and the surrounding areas is a popular and attractive location in Kingsdown and within a short walk of the University of Bristol, the city centre and Gloucester Road.  
The property is ideally suited for access to Whiteladies Road and its stylish bars, restaurants and cinema, Gloucester Road with its vibrant independent shops, bars and restaurants and the city centre close by with its array of business, educational, leisure, shopping and entertainment facilities, including the impressive Cabot Circus complex. Local bus routes are located within a short walking distance whilst Redland train station is only 1/4 mile.

## Floor plan



## EPC Chart



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## Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details, clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.