

11 St. Vincents Road, Cliftonwood, Bristol, BS8 4PS

Auction Guide Price +++ £695,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 23rd JULY 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- JULY LIVE ONLINE AUCTION
- FREEHOLD END OF TERRACE HOUSE
- FULLY LICENSED 7 BED HMO
- LET UNTIL JULY 2026 | £68,040 pa
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JULY LIVE ONLINE AUCTION – A Freehold
END OF TERRACE PERIOD PROPERTY (1184 Sq Ft)
arranged as a LICENSED 7 BED STUDENT HMO | 68,040 PA

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Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 11 St. Vincents Road, Cliftonwood, Bristol BS8 4PS

Lot Number TBC

The Live Online Auction is on Wednesday 23rd July 2025 @ 17:30
Registration Deadline is on Monday 21st July 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 end of terrace period property with accommodation (1184 Sq Ft) arranged over two floors with courtyard garden to the rear. The property has been converted into a purpose built 7 bedroom | 3 bathroom fully licensed student HMO investment with communal lounge and separate kitchen.
Sold subject to existing tenancies.

Tenure - Freehold
Council Tax - Band E
EPC - D

THE OPPORTUNITY

STUDENT HMO INVESTMENT

The property is an established fully licensed student HMO investment property let on AST contracts until July 2026.

5th July 2024 – 3rd July 2025
£785 per person pcm | £5,495.00 pcm | £65,940 pa

5th July 2025 – 3rd July 2026
£810 per person pcm | £5,670.00 pcm | £68,040 pa

LOCATION

Cliftonwood and the surrounding areas, with its Victorian and Georgian architecture, are amongst the most sought after locations in the City. The area offers charm alongside excellent amenities with independent shops, boutiques, cafes, bars and restaurants to be found on both Whiteladies Road and Clifton Village including Clifton Down shopping Centre. The Downs offers four hundred acres of green public space whilst Brunel's Clifton Suspension Bridge provides a gateway to the Ashton Court Estate with its woodlands, mountain bike trails and walks whilst there is excellent access to the exciting Harbourside district, the City Centre and Temple Meads.

SOLICITORS & COMPLETION

Deborah Stone
Wards
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EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.

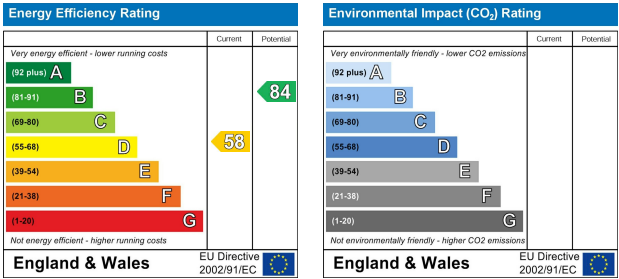
IMPORTANT AUCTION INFORMATION

VIEWINGS

Floor plan



EPC Chart



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Hollis Morgan Property Limited, registered in England, registered 7275716.
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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.