

## 14 Dentwood Grove, Coombe Dingle, Bristol, BS9 2QH

Auction Guide Price +++ £385,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 11TH FEBRUARY 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- FEBRUARY LIVE ONLINE AUCTION
- FREEHOLD SEMI DETACHED HOUSE
- BASIC UPDATING | CUL DE SAC
- SCOPE TO EXTEND & ATTIC CONVERSION
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – FEBRUARY LIVE ONLINE AUCTION - A Freehold SEMI DETACHED 3 BED FAMILY HOME ( 1306 Sq Ft ) now in need of BASIC UPDATING with scope to EXTEND plus ATTIC CONVERSION stc.

# 14 Dentwood Grove, Coombe Dingle, Bristol, BS9 2QH

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 14 Dentwood Grove, Coombe Dingle, Bristol BS9 2QH

Lot Number 45

\*\*\* PLEASE NOTE NEW AUCTION START TIME - NOW 12:00 \*\*\*

The Live Online Auction is on Wednesday 11th February 2026 @ 12:00

Noon

Registration Deadline is on Friday 6th February 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose 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 semi detached family home located at the end of this quiet cul de sac location just moments from the Dingle and Blaise Castle. The property has accommodation ( 1306 Sq Ft ) arranged over two floors with 2 reception rooms and kitchen diner plus 3 bedrooms and a family bathroom on the first floor. There is off street parking to the front and a generous rear garden plus garage to the side of the property. Sold with vacant possession.

Tenure - Freehold

Council Tax - D

EPC - D

### THE OPPORTUNITY

FAMILY HOME FOR LAST 40 YEARS | BASIC UPDATING

The property now requires basic updating following occupation by the same family for over 40 years ( now vacant ) with scope for a fine 3 bedroom family home or investment in this sought after location with parking, garage and gardens. Please refer to independent rental appraisal.

EXTEND TO SIDE & REAR | ATTIC CONVERSION

Interested parties should note similar properties have extend to both the side and rear plus into the attic. There is potential for a large open plan kitchen dining space opening on onto the rear garden plus bedroom 4. We understand no planning of this nature has been recently sought and all subject to gaining the necessary consents.

### RENTAL APPRAISAL

What rent can we achieve for you?

The Bristol Residential Letting Co. are confident this property would make a good rental investment if brought to a standard suitable for the professional rental market. Danny Dean of The Bristol Residential Letting Co suggests a rent in the region of;

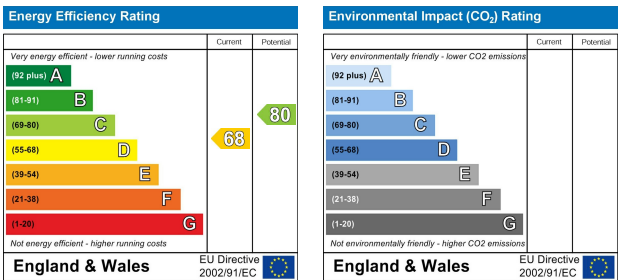
14 Dentwood Grove - £2000pcm - £2200pcm

If you would like to discuss more detail on the potential for rental, you can call me on 07738766640 or email (danny@bristolreslet.com) for a no obligation discussion. I am always happy to advise investors on maximising their investment.

## 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.