

estate agents **auctioneers**



11 St. Vincents Road, Clifton, Bristol, BS8 4PS
£725,000

- FREEHOLD
- END OF TERRACE HOUSE
- FULLY LICENSED 7 BED HMO
- LET UNTIL JULY 2026
- HIGH YIELDING INVESTMENT
- £68,040 pa
- GOOD DECORATIVE ORDER
- PROVEN RENTAL HISTORY
- BS8 LOCATION
- 1184 Sq Ft

THE PROPERTY

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

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

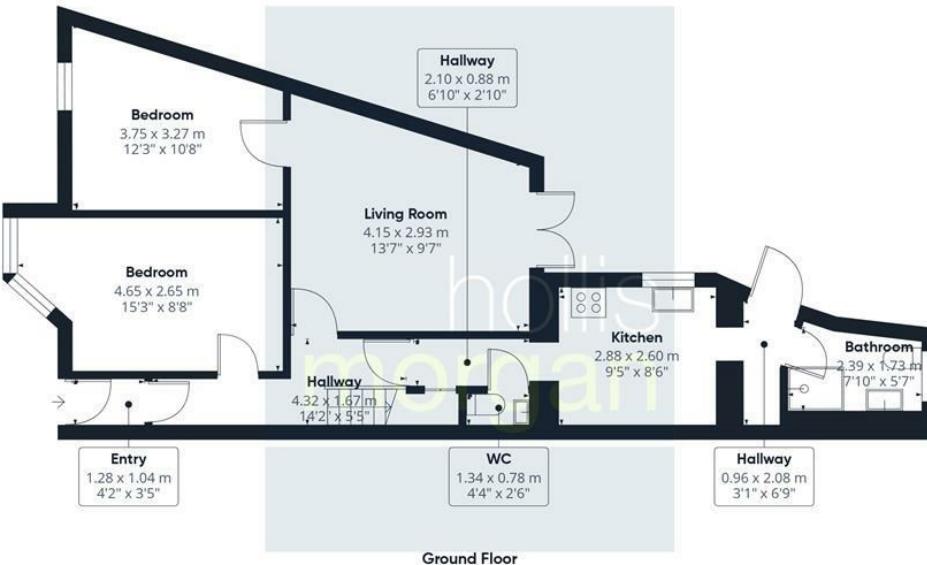
LOCATION

Clifton is one of Bristol's most sought after neighbourhoods, known for its elegant Georgian architecture, tree-lined streets, and stunning views over the Avon Gorge. Located just a short distance from the city centre, Clifton is popular with young professionals, families, and students alike. One of the key draws of Clifton is its excellent selection of independent shops, cafes, and restaurants. From fashionable boutiques and artisan bakeries to gourmet restaurants and cocktail bars, there's something for everyone in this vibrant and bustling area. Clifton also boasts several green spaces, including the Clifton Downs, a large public park that offers panoramic views over the city and the Avon Gorge. The area is also home to several historic landmarks, including the iconic Clifton Suspension Bridge, which spans the Avon Gorge and is a popular spot for walkers, joggers, and cyclists. For families with children, Clifton offers a range of excellent schools, including Clifton College and Clifton High School, both of which are highly regarded for their academic standards and extracurricular activities. Clifton is a highly desirable area that offers a unique blend of historic charm, modern convenience, and natural beauty, with its excellent transport links, vibrant community, and excellent selection of amenities, it is one of Bristol's most popular neighbourhoods.

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, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. 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. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.





Approximate total area⁽¹⁾

110 m²

1184 ft²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	84		
(81-91) B			
(69-80) C			
(55-68) D	58		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/81/EC			
England & Wales			

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			
EU Directive 2002/81/EC			
England & Wales			

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