



MAGGS  
& ALLEN

10 EASTON ROAD

PILL, BRISTOL, BS20 0DT

Auction Guide £295,000+

- 27 June 2024 LIVE ONLINE AUCTION
- 6-Bedroom licenced HMO
- Let producing circa £42,660 per annum with scope to increase
- Driveway and large garden to the rear
- 8-week completion



Auction & Commercial  
22 Richmond Hill, Clifton, Bristol, BS8 1BA

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)





# 10 EASTON ROAD, PILL, BRISTOL, BS20 0DT

## Auction Guide £295,000+

### FOR SALE BY AUCTION

This property is due to feature in our online auction on 27 June 2024 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

### VIEWINGS

By appointment.

### SUMMARY

SIX-BEDROOM HMO LET PRODUCING £42,660 PER ANNUM - LARGE GARDEN AND OFF-STREET PARKING

### DESCRIPTION

A well-presented and extended mid-terraced property arranged as a 6-bedroom HMO with a driveway providing off-street parking to the front and a large garden to the rear. The property will be fully let producing £42,660 per annum from 1st May 2024 and there is scope to increase the rental income to circa £48,000 per annum as some of the rooms are currently under-let. A superb and high-yielding rental investment.

### LOCATION

The property is situated on Easton Road, a quiet cul de sac in the village of Pill, under 2 miles from M5 Junction 19 and approximately 4 miles northwest of Bristol city centre. Easy access is provided to Clifton via the Suspension Bridge and a range of amenities are available locally.

### ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

### GROUND FLOOR

Comprising an entrance porch, living room, kitchen, two double bedrooms and a shower room.

### FIRST FLOOR

Comprising four further bedrooms and a bathroom.

### TENANCY DETAILS

All of the rooms are let on ASTs at the following rents:

- ROOM 1: £750 PCM
- ROOM 2: £575 PCM (increasing to £600 pcm from 1st May 2024)
- ROOM 3: £535 PCM
- ROOM 4: £500 PCM
- ROOM 5: £600 PCM
- ROOM 6: Currently vacant (available at £575 pcm)

TOTAL: £42,660 PER ANNUM (once fully occupied from 1st May 2024)

### NOTES

We have been informed by the Vendor that all furniture (excluding any owned by the tenants) and kitchen appliances are included in the sale.

### TENURE

The property is for sale on a freehold basis, subject to the ASTs above.

### COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

### HMO LICENSING & PLANNING

HMO licensing regulations and planning requirements are subject to regular changes, updates and even individual interpretations by the Local Authority. Prospective buyers are therefore required to make their own enquiries with the Local Authority and review the documents contained in the auction legal pack fully to satisfy themselves that the property is compliant in this respect. Maggs & Allen accept no liability in the event that any Licensing or Planning requirements/documents are not in order at the point of sale.

### ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D

### AUCTION OR BRIDGING FINANCE REQUIRED?

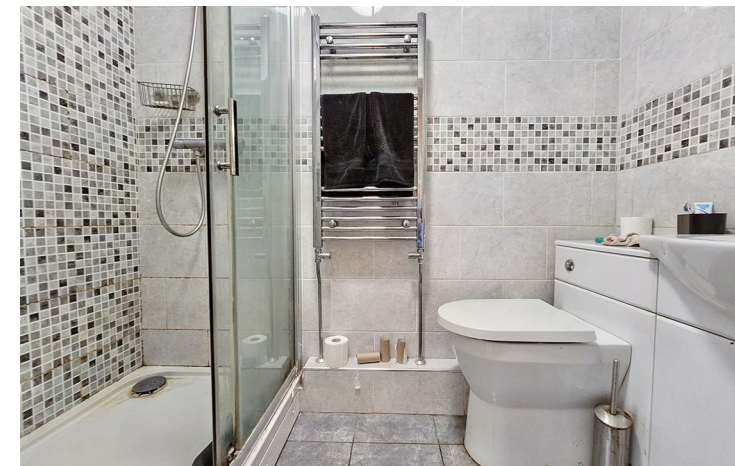
Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email [admin@maggsandallen.co.uk](mailto:admin@maggsandallen.co.uk)

### BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,250 plus VAT (£1,500 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 Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.





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 Regulations 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 angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.



Approx Gross Internal Area  
120 sq m / 1291 sq ft



Ground Floor  
Approx 64 sq m / 691 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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