



MAGGS & ALLEN

66 SEYMOUR ROAD
BISHOPSTON, BRISTOL, BS7 9HT

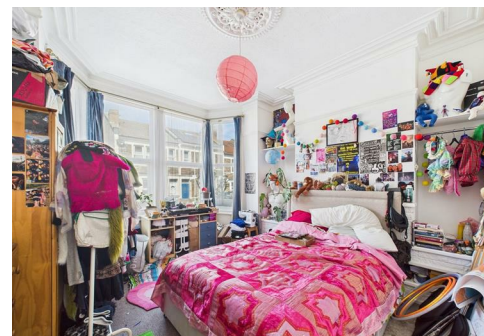
Guide Price: £495,000+

- 26 June LIVE ONLINE AUCTION
- Attractive period house for updating
- Currently arranged as fully licensed 5-bedroom HMO
- Scope to create a superb family home
- For sale with vacant possession
- 8-week completion



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

0117 973 4940
www.maggsandallen.co.uk



FOR SALE BY AUCTION

This property is due to feature in our online auction on 26 June 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWING

SUMMARY

SUBSTANTIAL PERIOD TERRACED HOUSE - IDEAL FAMILY HOME OR HMO INVESTMENT

DESCRIPTION

A charming and generously proportioned Victorian mid-terrace, ideally positioned in the heart of sought-after Bishopston - just moments from the lively Gloucester Road, renowned for its independent shops, cafes, and bars. Currently configured as a 5-bedroom HMO, this versatile property offers an exciting opportunity for investors seeking a ready-made rental asset, or for private buyers looking to create a spacious family home with excellent potential to add value. Offered with vacant possession, the property is ready for its next chapter - whether continuing as a successful investment or transforming into a stylish and substantial residence.

LOCATION

Situated in the heart of Bishopston, Seymour Road is a popular residential street, just off Gloucester Road - one of Bristol's most sought-after locations. The area's vibrant amenities and superb transport links make it a highly desirable location for families, professionals and student renters.

ACCOMMODATION

The property is currently arranged to provide two bedrooms, a living room, and a kitchen/diner on the ground floor. Upstairs, the property offers 3 further bedrooms and two shower rooms. Outside, there is a front and a rear garden.

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

HMO LICENSING & PLANNING

An HMO licence for 5 persons was granted on 03/08/2020. A Lawful Development Certificate for an Existing Use or Operation or Activity - Certificate of Lawfulness for existing use as a small dwellinghouse in multiple occupation for 3-6 people (Use Class C4) was issued on 04 Nov 2024.

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.

COMPLETION

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

TENURE

The property is for sale on a freehold basis with vacant possession.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D

LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email lettings@maggsandallen.co.uk.

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

BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,500 plus VAT (£1,800 inc VAT) buyer's premium payable upon exchange of contracts.

*GUIDE PRICE

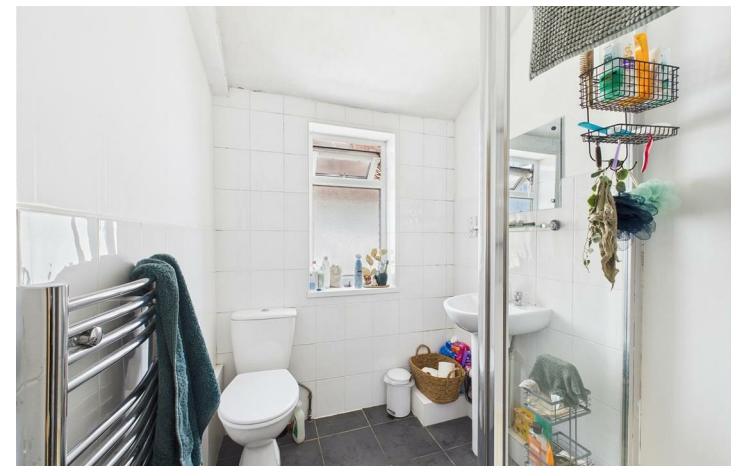
Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

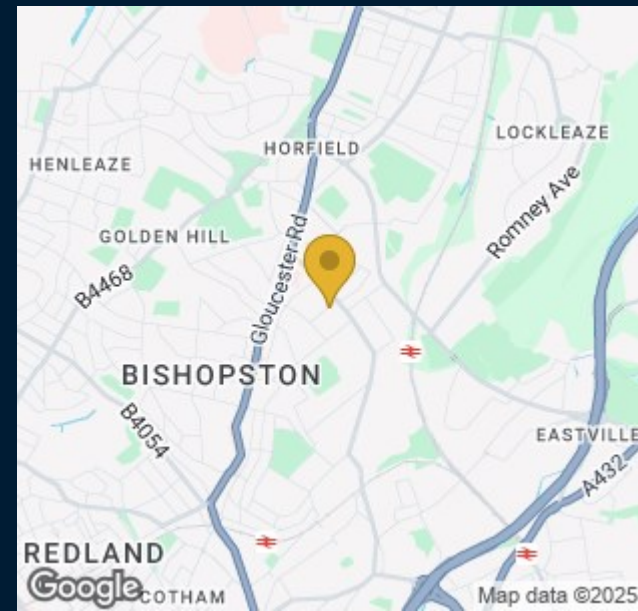
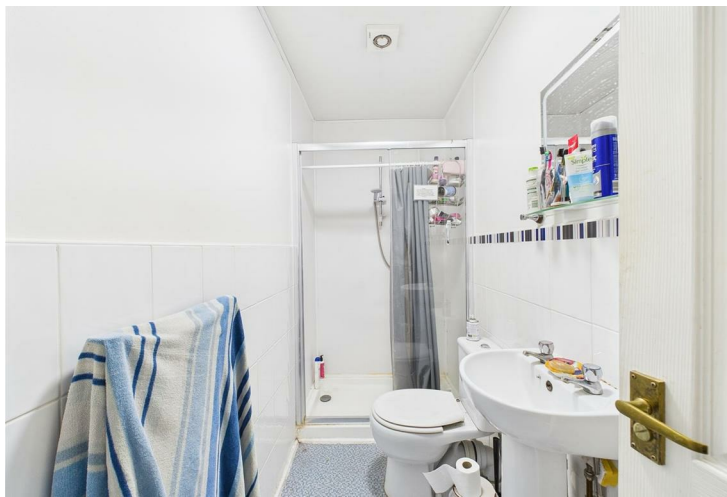
RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

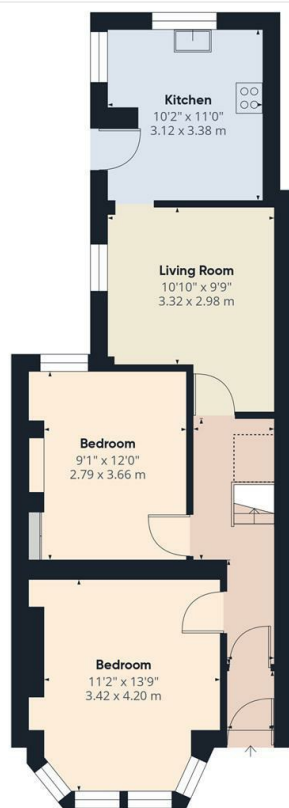
PROXY, TELEPHONE & ONLINE REMOTE BIDDING

The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.





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.



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1101 ft²
102.3 m²

Reduced headroom

8 ft²
0.7 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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