



Lodore Road, Fishponds

Bristol



kw

6 BED LICENSED HMO FOR SALE

ASKING PRICE: £465,000



6 Bed Licenced Student HMO for Sale in Fishponds

SUMMARY OF ACCOMODATION

Licenced 6 bed student HMO in Fishponds, Bristol. The property provides 6 bedrooms, all with double beds, 1 bathroom and an additional downstairs toilet, galley kitchen, a separate communal living space and all facilities required for use as a HMO. The property is fully let to students for the 24/25 academic year and receives strong rental demand.

External Areas: Parking is available on Lodore Road with no restrictions.or permits Additionally, there is a large private garden to the rear of the property which has scope for an extention.

LOCATION

Fishponds, 3 miles northeast of Bristol's centre, balances urban convenience with suburban appeal. It holds strong rental demand and is extremely popular among students and young professionals, due to excellent transport links and proximity to both the city centre and UWE campuses.

RENTAL INCOME

Currently fully let @ £45,000 pa

MONTHLY BILLS: As a student HMO the majority of direct costs are covered by the tenants, including utilities, broadband, etc, with council tax being exempt.

MANAGEMENT: The property is currently managed by the landlord. Reputable local HMO management companies can be recommended in the Bristol area if required.

ASKING PRICE: Offers invited in the region of £465,000

YIELD: 9.68% (Gross/ARY).

PLANNING AND LICENCING: The property is in an Article 4 Area and has a HMO Licence in place for 6 occupants and Certificate of Lawful Use.

VIEWINGS: Due to tenants being in-situ, viewings will only be granted to proceedable investors. Therefore, parties wishing to view the property are required to provide I.D. and Proof of Funds in line with AML regulations.



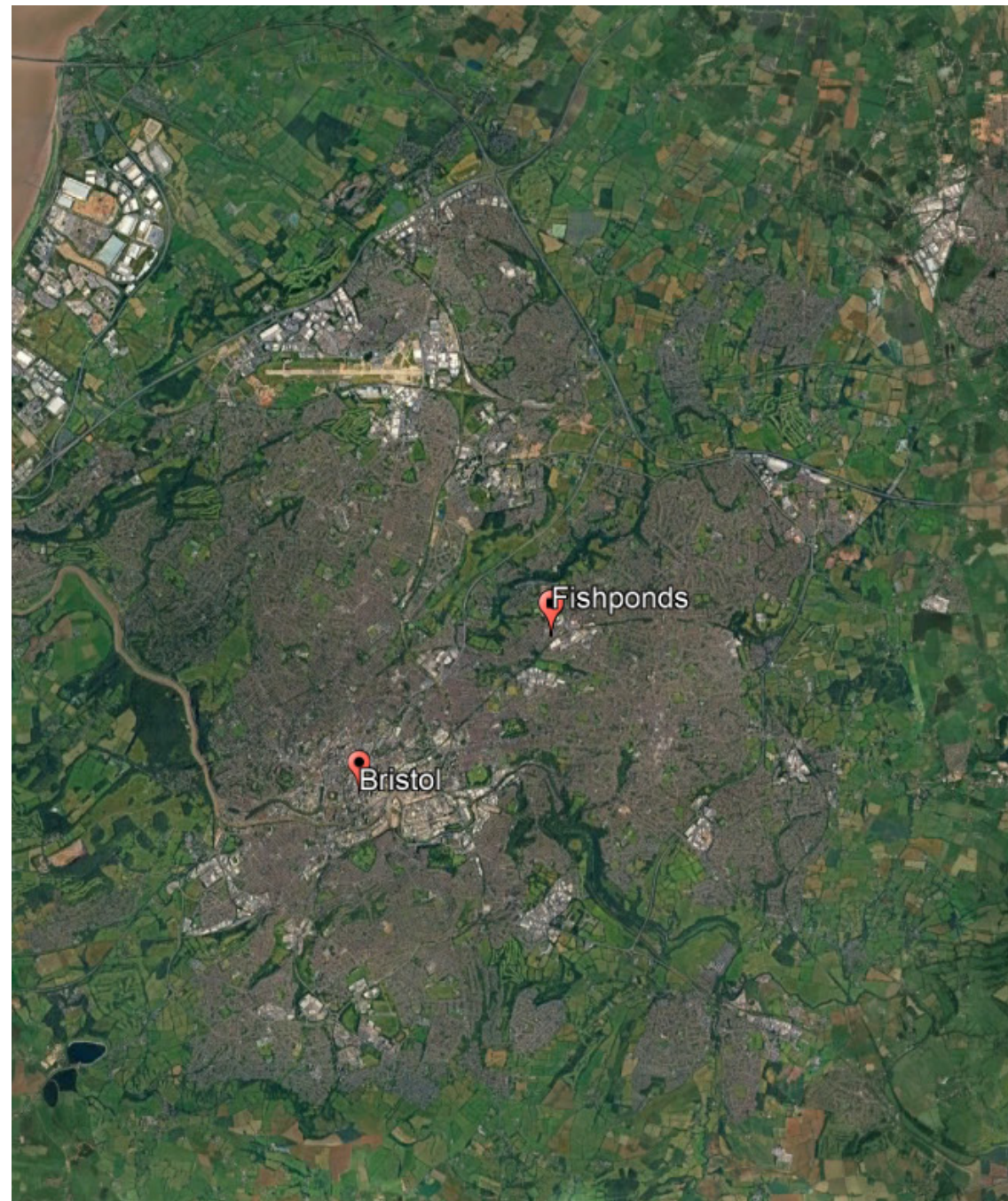
Bristol: An Economic Powerhouse

Bristol, a vibrant and thriving city, with significant cultural appeal. The city is considered the capital of South West England, is situated approximately 120 miles west of London and 45 miles east of Cardiff, has a population of around 465,000 and more than 1 million people living within a 45-minute drive. This property, located in the Fishponds area is highly popular among students and young professionals alike. Fishponds offers easy access to both the bustling city centre and the growing student community, making it an ideal investment opportunity.

Bristol boasts a diverse and resilient economy, underpinned by a range of key industries. The city has a long-standing connection with aerospace and engineering, with major employers like Airbus and Rolls-Royce based in nearby Filton. Other important sectors include financial services, media, and a rapidly expanding tech industry. Furthermore, Bristol is home to two major universities: the University of Bristol and the University of the West of England (UWE). Combined, these institutions host over 57,000 students, significantly contributing to the city's vibrant atmosphere and economic growth.

In addition, the University of Bristol is expanding with a new £300 million campus in Temple Quarter, which is set to accommodate 3,000 more students by 2025. This development is expected to drive further demand for student accommodation in areas like Fishponds, increasing the area's attractiveness for property investors.

Fishponds, located just 3 miles northeast of Bristol's city centre, offers a unique blend of urban convenience and suburban charm. Known for its strong community atmosphere, the area is highly sought after by both students and young professionals. Fishponds features a lively high street along Fishponds Road, lined with independent shops, cafes, and supermarkets like Lidl and Aldi, making it a convenient place to live. Green spaces, including Snuff Mills Park and Oldbury Court Estate, offer residents the opportunity to enjoy outdoor activities and relaxation. The area is also well-connected, with regular bus routes such as the 48, 49, and 5 linking Fishponds to the city centre and UWE's Frenchay campus. In addition, Staple Hill train station offers direct rail access to Bristol Temple Meads in under 15 minutes, further boosting Fishponds' appeal as a rental hotspot.













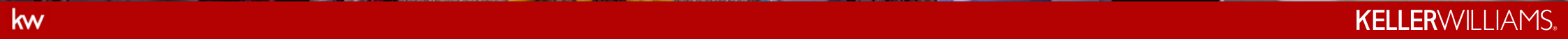




















MATERIAL INFORMATION

Tenure: Freehold
Local Authority: Bristol City Council
HMO Licence: Yes - 6 Individual Occupiers
Planning: Certificate of Lawful Use in place
Article 4 Area: Yes
EPC: C - Scope to improve to B
Council Tax Band: Band B
Services: We understand all services to be connected
Heating: Mains Gas Central Heating and double glazing throughout.
Internet: High Speed Broadband / Wifi
Mobile Phone: Coverage for EE, O2, Vodafone and Three

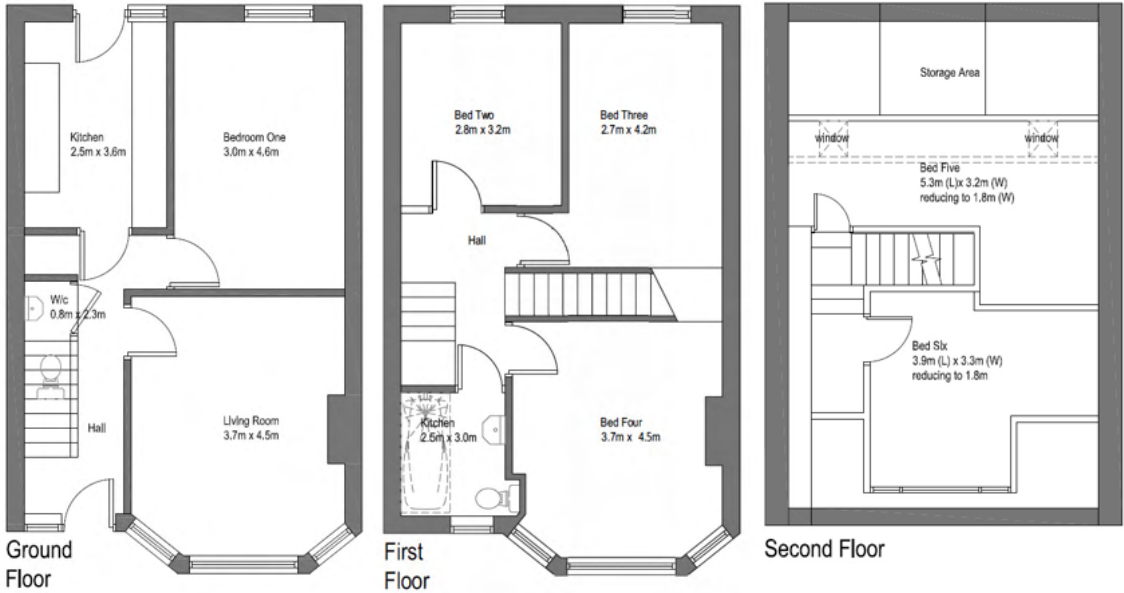
SCHEDULE OF ACCOMODATION

Ground Floor
Hallway: Welcoming hallway with room for storage, leading to rest of house.
Living Room: 3.7m x 4.5m (12' 2" x 14' 9") - A Large, bright living room with bay window.
Kitchen: 2.5m x 3.6m (8' 2" x 11' 10") - Galley-style kitchen with easy access to the garden.
Bedroom 1: 3.0m x 4.6m (9' 10" x 15' 1") - Comfortable ground floor bedroom equipped with double bed, desk and garden views.
Toilet: 0.8m x 2.3m (2' 8" x 7' 7") - Convenient downstairs toilet with basin (WC).

First Floor
Bathroom: 2.5m x 3.0m (8' 2" x 9' 10") - Bathroom with basin, bath with shower and toilet.
Bedroom 2: 2.8m x 3.2m (9' 2" x 10' 6") - Large bedroom with double bed, desk and views onto rear garden.
Bedroom 3: 2.7m x 4.2m (8' 10" x 13' 9") - Double bed, desk and views onto rear garden.
Bedroom 4: 3.7m x 4.5m (12' 2" x 14' 9") - Large and well-lit bedroom positioned at the front of the house with a double bed and desk.

Second Floor
Bedroom 5: 5.3m x 3.2m reducing to 1.8(w) (17' 5" x 10' 6" reducing to 5' 11"(w)) - Room with double bed and desk
Bedroom 6: 3.9m x 3.3m reducing to 1.8(w) (12' 10" x 10' 10" reducing to 5' 11"(w)) - Room at rear of house with double bed and desk.

External
Rear Garden - Large paved back garden with scope for extension.



Total Floor Area: 1,488 sq.ft (138sq m)

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficiency the home is and the lower the fuel bills will be. Lodore Road benefits from low energy lighting, improved floor and loft insulation and has further scope of for further increased efficiencies such as PV & solar water heating.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



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Residential, HMO, Investment, Land

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