

Montreal Avenue

Horfield

Bristol

BS7 0NQ



OFFERS IN THE REGION OF: £470,000

4 BED, 4 BATHROOMS

For Sale as either a Residential Home or Investment Property
Currently operated as a Rental Property (Student Let)



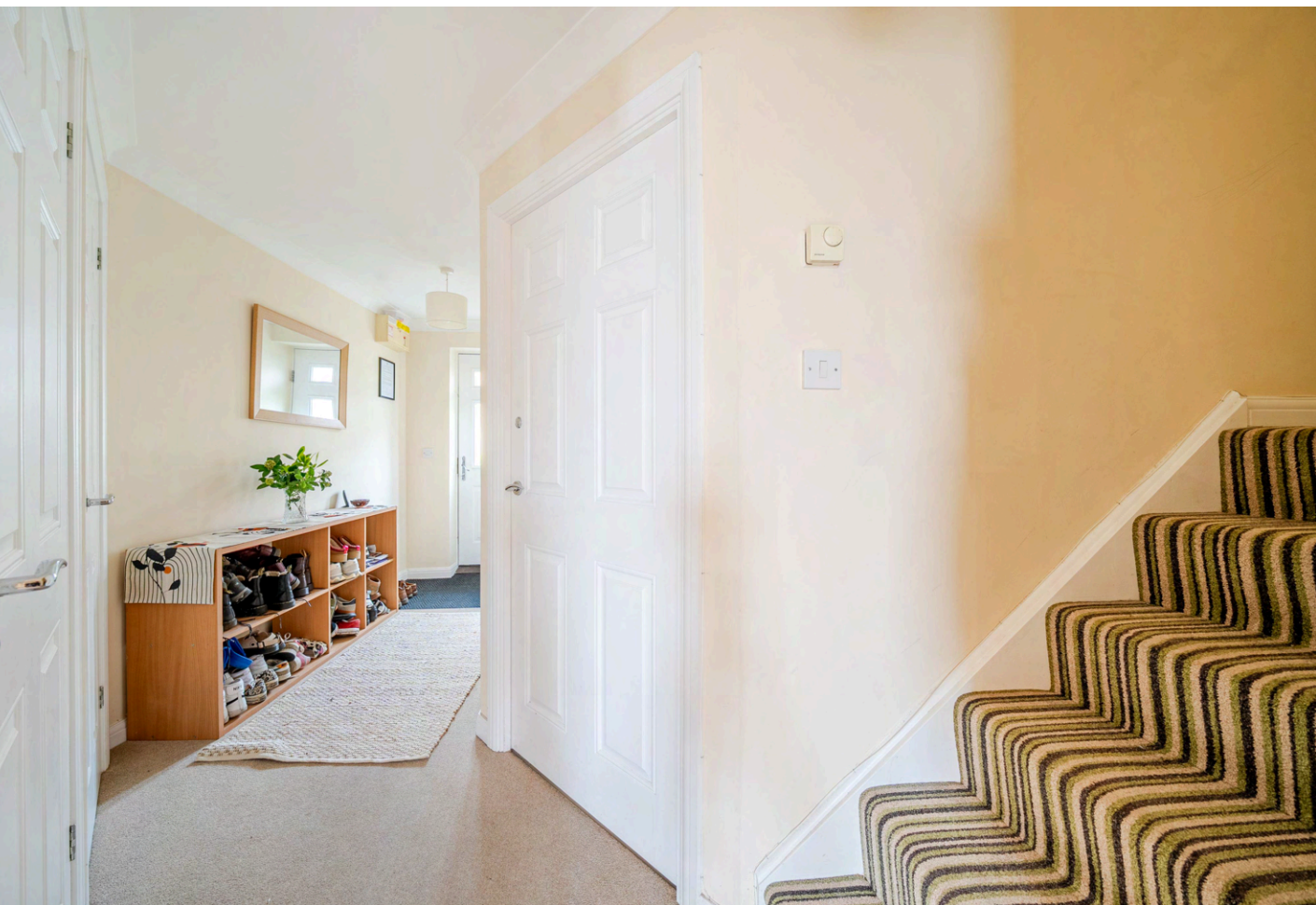


Spacious 4 bed family home with great connections in Horfield, Bristol

Discover this spacious 3-storey end-terrace townhouse in Horfield.

Boasting excellent connectivity to central Bristol and Filton, this property offers a versatile layout tailored for family living. The ground floor features a generous kitchen diner, a bathroom and bedroom which has the flexibility to be used as a personal, home office. On the first floor, you'll find a bright double bedroom with en suite shower room and a separate living room overlooking the rear garden, while the second floor has two double bedrooms, one with en suite shower room and a separate family bathroom. Outside, the property has a good sized southern facing rear garden, together with garage and parking in a private gated courtyard, which can be accessed from the garden.

Situated in Horfield, families will appreciate the proximity to reputable schools nearby, a variety of community amenities, and a short walk to Gloucester Road, offering an array of independent shops, cafes, and superb transport links.

















PROPERTY DETAILS

Ground Floor

Entrance Hall: Welcoming entrance hall leading into the heart of the home.

Kitchen/Dining Room: 15' x 10'4" (4.6m x 3.1m) – A generously sized area, perfect for family meals or entertaining. A half-glazed double-glazed door leads directly to the rear garden, bringing in natural light.

Bedroom 1: 10'5" x 8'8" (3.2m x 2.7m) – A well-proportioned room with neutral decor. This room is currently used as a bedroom but could also be used as an additional reception room or personal office.

Shower Room/Cloakroom: Conveniently located downstairs toilet, wash basin & shower.

Storage: Large understairs storage cupboard and an additional cupboard in the hall.

First Floor

Lounge: 15' x 10'6" (4.6m x 3.2m) – A spacious bright room with two sets of French doors with Juliette balconies looking on to the rear garden. Fireplace with living flame, electric fire.

Bedroom 2: 13'5" x 10'5" (4.1m x 3.2m) – A large bright room with built in wardrobes, two windows and benefits from an;

En Suite: Shower room with toilet and wash basin.

Second Floor

Bedroom 3: 15' x 10'6" (4.6m x 3.2m) – Spacious, bright double bedroom with built in wardrobe, two windows overlooking the rear garden and also benefits from an;

En Suite: shower room with toilet and wash basin.

Bedroom 4: 13'1" x 10'5" (4.0m x 3.2m) – A spacious, bright room with large cupboard housing the hot water tank and space for additional storage. This room also benefits from and is adjacent to the separate;

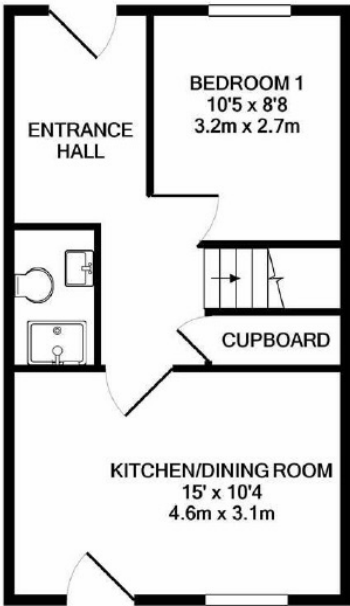
Family Bathroom: Complete with bath, with mixer tap and shower.

External

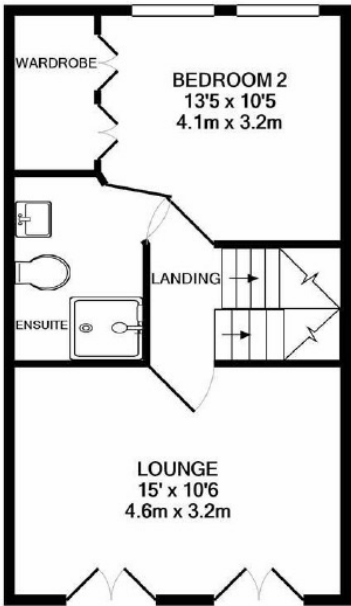
Rear Garden: Rear Garden: A southerly facing, low-maintenance garden with decking and lawn.

Parking Courtyard: In addition to parking available at the front, the property benefits from private, gated parking at the rear which is adjacent to and accessed from the garden via a gate.

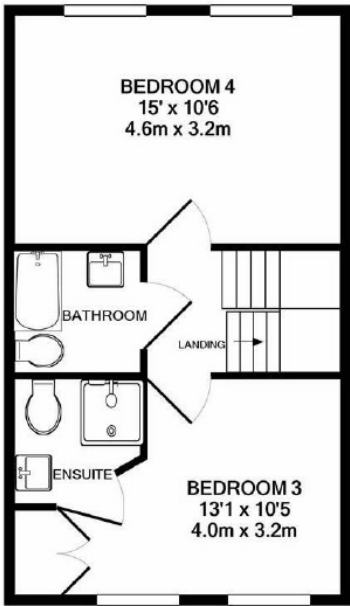
Garage: Easily accessed via the rear garden or from the courtyard. The good sized garage offers parking for a vehicle or an extra storage solution.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

TECHNICAL DETAILS

- Total Floor Area: 1259 sq.ft (117 sq m)
- Freehold Title with long leasehold on adjoining garage
- Garage: Access via Private Parking Courtyard - 976 year leasehold
- EPC Rating: C - Scope to improve to B
- Council Tax Band: C
- Mains gas central heating
- Double glazing throughout

ENERGY PERFORMANCE CERTIFICATE

The Energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be. Montreal has scope for increased efficiencies with details set out in the EPC which can be issued on request. EPC valid until 17th March 2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

INVESTMENT DETAILS

CURRENT USE

The property is currently let on a 12 month Assured Shorthold Tenancy Agreement to UWE students. The tenancy ends on 1 August 2025. The owner has kept the property's configuration as a residential home and has maintained it to an exceptional standard enabling its use as family home with no further work or change of use required.

SUMMARY OF ACCOMODATION

As a student property, this property can accommodate four double bedrooms, two en suite shower rooms, a separate shower room and separate bathroom, kitchen diner, large lounge and garden. The bedroom located on the ground floor could be easily used as an office or additional reception room. Due to its excellent location near Gloucester Road and commutability to UWE and central Bristol, the property is highly attractive to prospective tenants and is fully let as a student HMO with contracts ending 1st August 2025.

RENTAL INCOME

Currently fully let @ £33,600 per annum.

YIELD

Gross Yield/ARY - 7.15%

MANAGEMENT

The property is managed by the owner and any information in respect to running costs is available on request.

PLANNING AND LICENCING

The property benefits from a C3 use class (residential dwelling house) and has a Bristol City HMO Licence.

VACANT POSSESSION

To be sold with Vacant Possession with the current tenancy ending 1st August 2025. No Chain.



Buy Me!



Adam Clegg

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07496 029683

adam.clegg@kwuk.com

