



# Berkeley Close, Downend

Bristol



kw

**4 BED HMO FOR SALE**

ASKING PRICE: £327,500





## 4 Bed Student HMO for Sale in Downend

### SUMMARY OF ACCOMMODATION

4 bed student HMO in Downend, Bristol. The property provides 4 bedrooms, 1 bathroom and kitchen/diner for socialising. The property provides all facilities required for use as a HMO. The property is fully let to students for the 25/26 academic year and receives strong rental demand.

**External Areas:** Parking is available with no restrictions/permits. Additionally, there is a private drive and garden to the rear of the property.

### LOCATION

Downend, 3 miles northeast of Bristol's center sees strong rental demand, popular with students, key workers and young professionals due to solid bus links and proximity to the city center and UWE's Frenchay campus.

### RENTAL INCOME

Currently fully let @ £30,000 pa

**MONTHLY BILLS:** As a student HMO the majority of direct costs are covered by the tenants, including electric, gas, water 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 £327,500

**YIELD:** 9% (Gross/ARY).

**LICENCING:** The property is considered a HMO by South Gloucestershire Council, although not in an Article 4 Area. The property specification complies with HMO regulations in respect to space/fire/gas/electric etc. However the Local Authority, licencing is optional and not a mandatory for 4 person HMO.

**INTENSIFICATION:** There is the potential to convert the snug into a HMO regs compliant fifth bedroom for the incoming investor to benefit from uplift in rental income. This will require relocation of boiler into loft area.

**VIEWINGS:** Parties viewing are required to provide AML information.





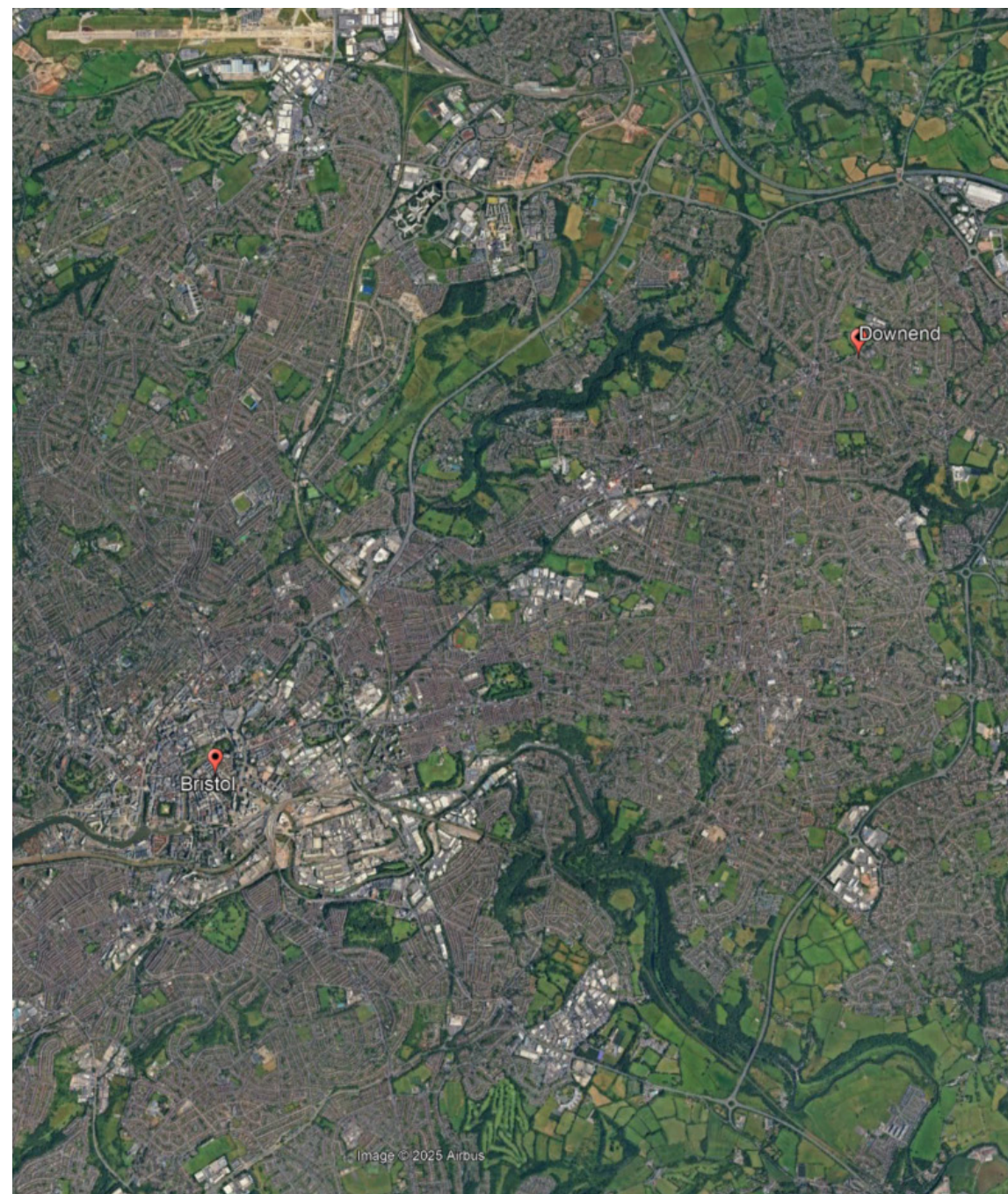
## Bristol: An Economic Powerhouse

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.

Downend, around 5 miles northeast of Bristol's city centre, is a prime location for HMO investment due to its proximity to several major UWE campuses. The Frenchay campus, UWE's main site, is only a short journey away by bus or bike, making Downend attractive to students. In addition, the Glenside campus — home to UWE's Faculty of Health and Applied Sciences — is located just next door in Fishponds, further boosting demand from medical and nursing students. With quick access to the city centre, the M32, and the M4, The area is supported by strong rental demand. Local amenities include Downend High Street, larger retail options at Emersons Green, and green spaces such as King George V Playing Fields. Combining community appeal with excellent transport links and close access to two major UWE campuses, Downend stands out as a reliable and growing HMO hotspot.











































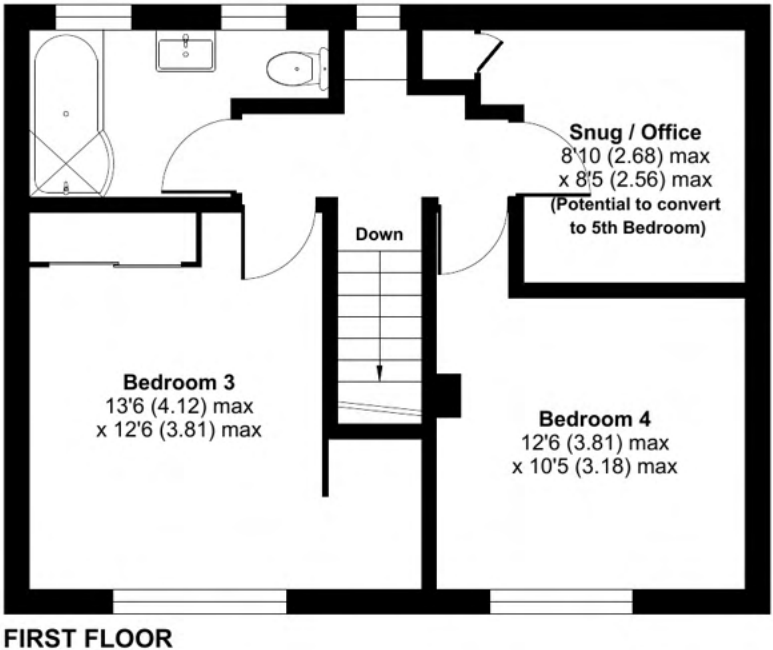
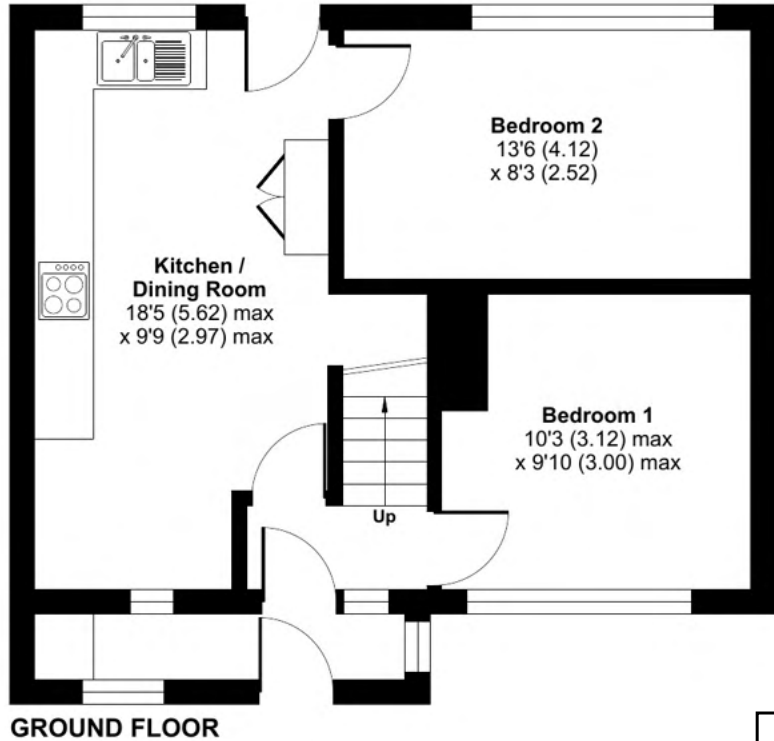












**Total Floor Area: 919 sq.ft (85.3 sq m)**

## MATERIAL INFORMATION

**Tenure:** Freehold  
**Local Authority:** South Gloucestershire Council  
**HMO Licence:** 4 bed HMO property does not require a mandatory licence in S.Glos  
**Planning:** N/A  
**Article 4 Area:** No  
**EPC:** C - Scope to improve to B  
**Council Tax Band:** Band B (£1,888 per annum)  
**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

**Intensification:** There is opportunity to transfer the boiler into loft space with loft ladder and handrail, and increase capacity/size of the snug to make a compliant bedroom converting the HMO to a 5 bed. This would require licencing by South Glos Council.

## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 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. Berkeley Close benefits from low energy lighting, full double glazing and insulated cavity walls and loft, and could be further improves with floor insulation, photovoltaic panels and other energy saving technology

### 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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