



48 Dove Street, Kingsdown

Guide Price £695,000

RICHARD
HARDING

48 Dove Street, Kingsdown, Bristol, BS2 8LS

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INVESTMENT PROPERTY – high yielding (8.29% at the guide price) 6-bedroom HMO located in a central location within close proximity of Bristol University, Bristol Royal Infirmary and the City Centre, making it a prime location for groups of students or young professionals.

Key Features

- Already let for the 2025/2026 academic year at £57,620 P/A
- Prime central location, perfect for rental
- A superb freehold investment property with an attractive income.

GROUND FLOOR

APPROACH: via a tarmacked hardstanding providing off-road parking for at least 1 vehicle, the driveway leads up to a single garage and covered entrance where you will find the main front door to the property.

ENTRANCE VESTIBULE: key hooks, double glazed window to front and door into:-

ENTRANCE HALLWAY: staircase rising to first floor landing, understairs storage recess, doors off to bedroom 1 and kitchenette.

BEDROOM 1: (17'3" x 9'5") (5.27m x 2.88m) double glazed window to front and radiator.

KITCHENETTE: (9'5" x 6'2") (2.88m x 1.87m) a further useful, additional ground floor kitchen area or utility room with base and eye level units, inset sink into the worktop, plumbing and appliance space for washing machine and fridge freezer.

FIRST FLOOR

LANDING: spacious landing with staircase continuing up to the second floor. Double glazed window to the front offering far reaching city scape views over rooftops of neighbouring buildings and doors leading off to the communal lounge/dining room, kitchen and a shower room/wc, further double-glazed door accessing the rear garden.

LOUNGE/DINING ROOM: (19'1" x 12'1") (5.82m x 3.69m) spacious communal area with 2 large double-glazed windows to front offering a fabulous outlook over the city, radiator and door off to bedroom 2.

BEDROOM 2: (10'6" x 9'5") (3.20m x 2.86m) double glazed door to rear, accessing rear garden and radiator.

KITCHEN: (9'9" x 9'8") (2.98m x 2.95m) fitted kitchen comprising base and eye level units with worktop over and inset 1 ½ bowl sink and drainer unit, wall mounted gas central heating boiler, integrated oven and 4 ring ceramic hob. Further appliance space for fridge and freezer. Double glazed window to rear and radiator.

SHOWER ROOM/WC: white suite comprising a shower enclosure with system fed shower, low level wc, pedestal wash basin, extractor fan, tiled floor, part tiled walls and double-glazed window to rear.

SECOND FLOOR

LANDING: a central landing with doors off to bedroom 3, 4, 5, 6 and a further bathroom/wc. Further door accesses a recessed storage cupboard with hanging rail and built in shelving.

BEDROOM 3 (front): (12'7" x 10'4") (3.83m x 3.16m) double glazed window to front with fabulous elevated views over the City Centre, built in wardrobe and radiator.





BEDROOM 4 (front): (10'4" x 9'11") (3.15m x 3.02m) double glazed window to front offering a similar outlook as bedroom 3, radiator and recessed storage cupboard.

BEDROOM 5 (rear): (11'4" x 8'5") (3.46m x 2.57m) double bedroom, double glazed window to rear, radiator and built in wardrobe.

BEDROOM 6 (rear): (9'9" x 8'0") (2.98m x 2.44m) a smaller double bedroom with double glazed window to rear and radiator.

BATHROOM/WC: white suite comprising panelled bath low level wc, pedestal wash basin, radiator and double-glazed window to rear.

OUTSIDE

FRONT PARKING AND GARAGE: off road parking for at least 1 car and a single garage (17ft x 9'4ft).

REAR GARDEN: (25 ft x 28ft) (7.62m x 8.53m) sloped rear garden with level decked seating area closest to the property, walled and fenced boundaries.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Freehold. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: D

PLEASE NOTE:

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum E rating**, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details: <https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

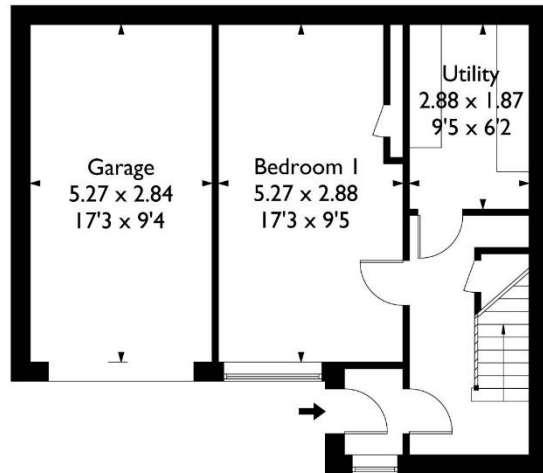
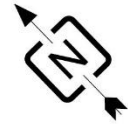
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

Dove Street, Kingsdown, Bristol BS2 8LS

Approximate Gross Internal Area 137.3 sq m / 1478.7 sq ft

Cellar Area 15.0 sq m / 161.1 sq ft

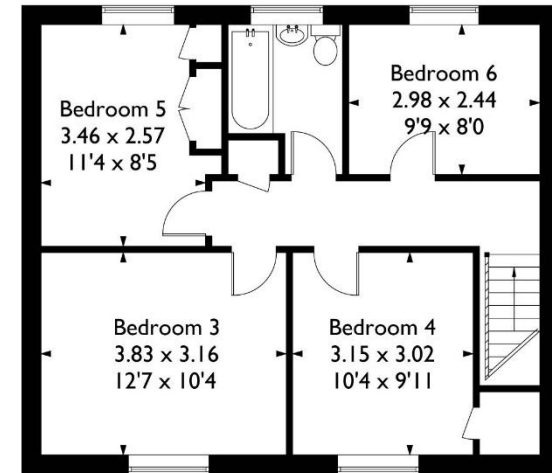
Total Area 152.3 sq m / 1639.8 sq ft



Ground Floor



First Floor



Second Floor

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.