



Connells

Easton Road  
Pill Bristol



Easton Road  
Pill Bristol BS20 0DT

for sale offers in the region of  
**£425,000**



### Property Description

Newly renovated 6-bedroom HMO. The property has the added benefit of a large driveway providing off-street parking for several vehicles to the front, and a large garden to the rear. A superb and high-yielding rental investment.

**Location** - The property is situated on Easton Road, a quiet cul de sac in the village of Pill, under 2 miles from M5 Junction 19 and approximately 4 miles northwest of Bristol city centre. Easy access is provided to Clifton via the Suspension Bridge and a range of amenities are available locally.

**Accommodation** - Ground Floor comprises: Entry porch and hall, two bedrooms (one having an ensuite), large kitchen/diner room, shower room with WC, and laundry facilities.

**First Floor** comprises: landing, four bedrooms (with one bedroom having an ensuite), a separate WC, and a shower room.

**Outside:** Large driveway providing ample off street parking

**Disclaimer:** This property is being sold with tenants in situ. The existing tenancy agreement will transfer to the new owner upon completion, and the tenants have the legal right to remain in the property under the current terms. Buyers should be aware that they will assume all landlord responsibilities, including compliance with tenancy regulations, deposit protection, and property

maintenance. Viewings will be arranged with tenant consent and appropriate notice. Please consult your solicitor for full details regarding the tenancy and legal obligations.

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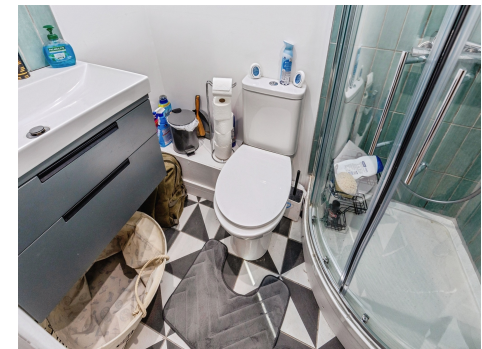
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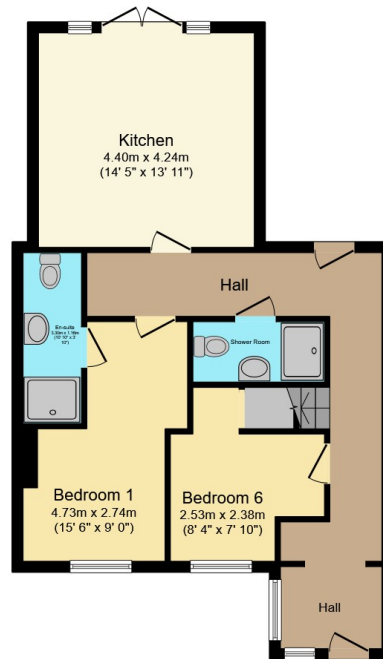




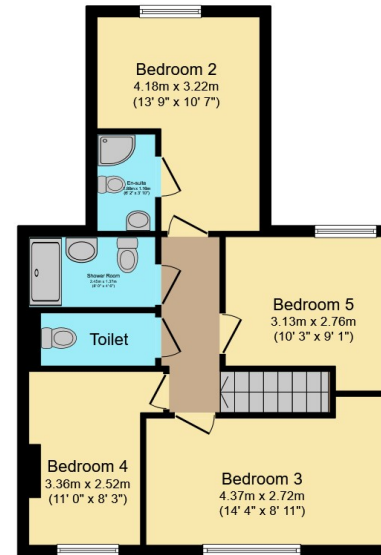








**Ground Floor**



**First Floor**

Total floor area 116.8 m<sup>2</sup> (1,257 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 0117 950 1552**  
**E [westburyontrym@connells.co.uk](mailto:westburyontrym@connells.co.uk)**

6 Canford Lane  
BRISTOL BS9 3DH

EPC Rating: D Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WOT309309](http://connells.co.uk/Property/WOT309309)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: WOT309309 - 0003