



## 6 Lynde Close, Bristol, BS13 9LF

**£525,000**

Presenting a unique investment opportunity, this semi-detached house, currently listed for sale, is a fully licensed HMO with an impressive yield of 8.6%, generating just over £45,000 per year. The potential to increase this yield only adds to the appeal of this property. Neutrally decorated throughout, it boasts a total of six bedrooms, making it perfect for rental opportunities. In addition to the main house, there is an annexe in the garden that includes two bedrooms, an open plan lounge/kitchen, and a bathroom.

The property has been heavily extended to provide expansive accommodation. The main residence features six rentable rooms, a communal kitchen/dining/living space, and a bathroom on each floor. This layout is ideal for tenants looking for a shared yet comfortable living environment.

The property comes with an energy performance certificate (EPC) rating of E, which potential investors may wish to consider when calculating running costs. As for council tax, it falls within band A, which is the lowest band and therefore the most affordable.



### Entrance Hall

### Kitchen / Diner

17'3" x 16'2" (5.27 x 4.93)



### Bedroom One

11'2" x 8'0" (3.42 x 2.46)



### Bedroom Two

13'9" x 7'7" (4.21 x 2.33)



### Bedroom Three

10'2" x 9'10" (3.12 x 3.00)

### Ground Floor Shower Room



### First Floor Landing

### Bedroom Four

16'0" x 11'8" (4.88 x 3.58)

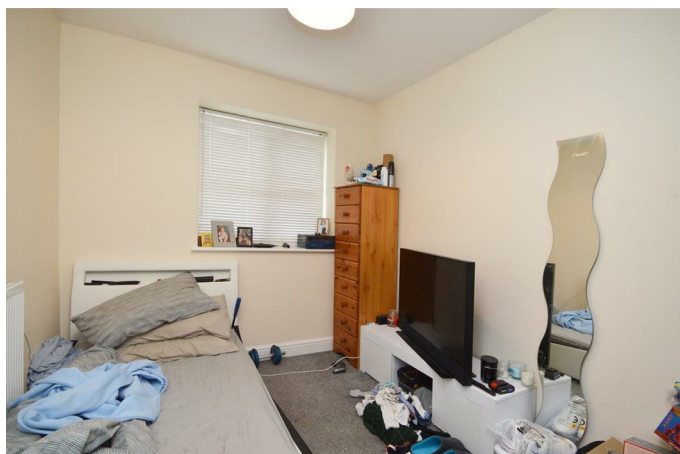


### Bedroom Five

16'2" x 8'11" (4.93 x 2.73)

### Bedroom Six

10'8" x 7'7" (3.27 x 2.33)



### Open Plan Kitchen / Diner / Sitting Room

19'10" x 11'1" (6.06 x 3.40)



### Bathroom

7'9" x 5'5" (2.37 x 1.67)



### Bedroom One

11'2" x 8'10" (3.42 x 2.71)



### Additional WC

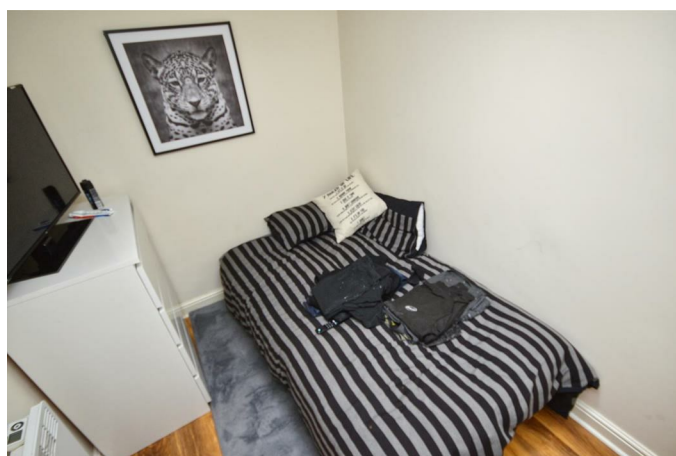
### Outside



### Separate Annex

### Bedroom Two

7'7" x 6'5" (2.33 x 1.97)



## Bathroom

11'4" x 4'8" (3.46 x 1.44)



### Agents Note

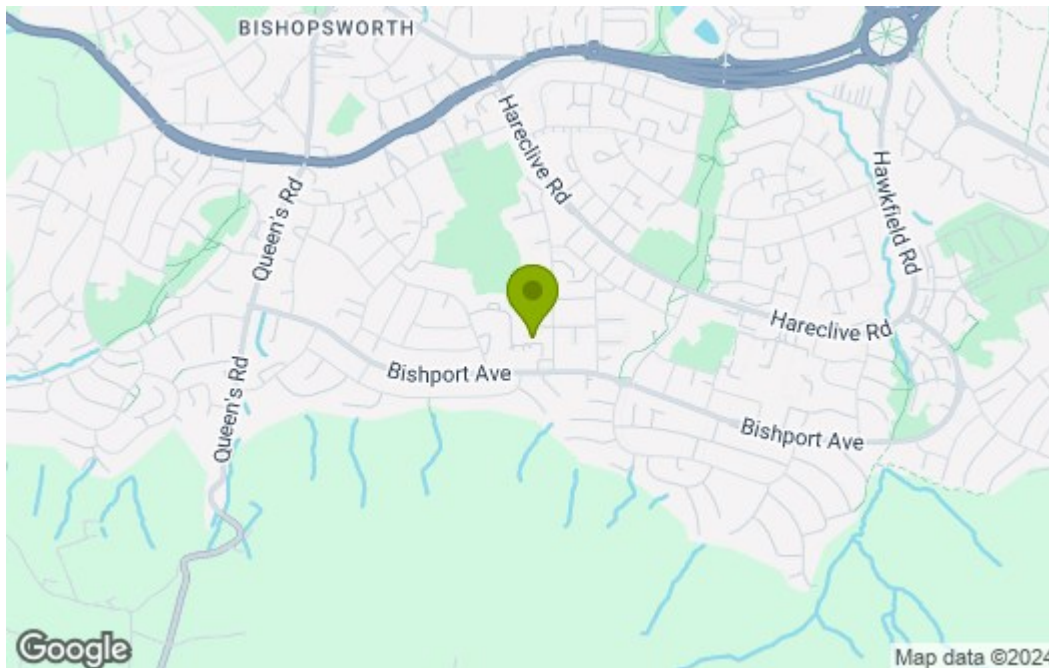
Please note the construction of this property is a Cornish which was rebuilt with a PRC certificate. Your mortgage lender will need to be informed of this. If you have any queries regarding this please do ask one of our agents.



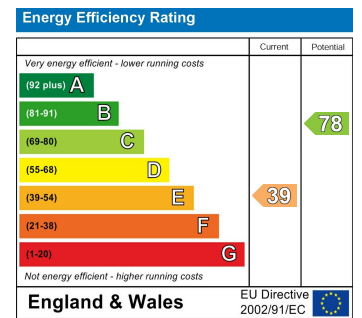
# Floor Plan



# Area Map



# Energy Efficiency Graph



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