



11 Manor Park, Redland  
Guide Price £925,000

RICHARD  
HARDING

# 11 Manor Park

Redland, Bristol, BS6 7HJ

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**INVESTMENT OPPORTUNITY – a large and well-arranged 8 double bedroom, licenced HMO in a prime Redland location.**

## Key Features

- Already let for the 2026/2027 academic year at £78,720 per annum (£820 per bedroom per month), just over 8.5% yield at the guide price.
- Situated in Redland, close to the Downs and within easy reach of Whiteladies Road and all central districts of Bristol.
- Generous room proportions throughout (Approx 2,340 sq. ft.) offered with no onward chain and sold as a going concern, this large rental investment in a prime location offers an excellent consistent yield.

## GROUND FLOOR

**APPROACH:** via some stone steps leading up to the courtyard front garden where you'll find the main front door to the house.

**ENTRANCE HALLWAY:** a large reception hallway with staircase rising to first floor landing and sash window to front. Radiator, high ceilings, ceiling coving, picture rail and understairs storage cupboard. Doors open to the sitting room, communal kitchen/dining room and bedroom 8.

**SITTING ROOM:** (front) (16'9" x 13'11") (5.11m x 4.25m) a large sociable communal living space with bay window to front comprising full sash windows. Radiator, high ceilings with ceiling coving and picture rail.

**BEDROOM 8:** (15'4" x 13'11") (4.67m x 4.25m) windows to rear and a radiator.

**KITCHEN/DINING ROOM:** measured and described separately as follows:-

**Dining Room:** (11'5" x 10'4") (3.49m x 3.14m) sash window to rear. Ideal Mexico gas central heating boiler. Wall opening leading through to:-

**Kitchen:** (11'0" x 8'2") (3.36m x 2.48m) a range of base and eye level units. Window to side and door through to the rear lobby which accesses the rear garden and utility room.

**UTILITY:** (9'2" x 7'10") (2.80m x 2.40m) this room hosts plenty of appliance space.

## FIRST FLOOR

**LANDING:** doors off to bedrooms 5, 6 and 7, two shower rooms and a cloakroom/wc.

**BEDROOM 5:** (rear) (14'1" x 13'7") (4.29m x 4.13m) a double bedroom with two sash windows to rear overlooking the rear garden, garage and out to Coldharbour Road. Period fireplace, high ceilings and a radiator.

**BEDROOM 6:** (14'1" x 13'0") (4.29m x 3.95m) double bedroom with two sash windows to front, period fireplace, high ceilings and a radiator.

**BEDROOM 7:** (11'8" x 9'11") (3.55m x 3.02m) double bedroom with sash window to front, high ceilings, radiator and a fireplace.

**SHOWER ROOM/WC:** a shower enclosure, low level wc, wash basin and sash window to rear.

**SHOWER ROOM 2:** shower enclosure and heated towel rail.

**CLOAKROOM/WC:** low level wc, wall mounted wash hand basin and sash window to rear.

## SECOND FLOOR

**LANDING:** central landing with natural light provided by the skylight window over. Doors off to bedrooms 1, 2, 3 and 4.

**BEDROOM 1:** (11'8" x 10'10") (3.55m x 3.29m) a double bedroom with sash window to rear overlooking towards Coldharbour Road. Pedestal wash hand basin and a radiator.





**BEDROOM 2:** (14'1" x 13'8") (4.30m x 4.17m) a large double bedroom with two sash windows to rear with a similar outlook as bedroom 1, tiled fireplace and a radiator.

**BEDROOM 3:** (14'1" x 13'0") (4.30m x 3.95m) a double bedroom with sash window to front offering far reaching cityscape views over the rooftops of the neighbouring area towards the city centre. Tiled fireplace and a pedestal wash basin.

**BEDROOM 4:** (11'8" x 9'11") (3.55m x 3.02m) a double bedroom with low level double glazed window to front and a radiator.

## OUTSIDE

**FRONT GARDEN:** courtyard front garden.

**REAR GARDEN:** full courtyard rear garden.

**GARAGE:** (18'0" x 9'1") (5.48m x 2.76m) single garage, accessed off Coldharbour Road.

## 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: F

### **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		
69-80	C		79 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

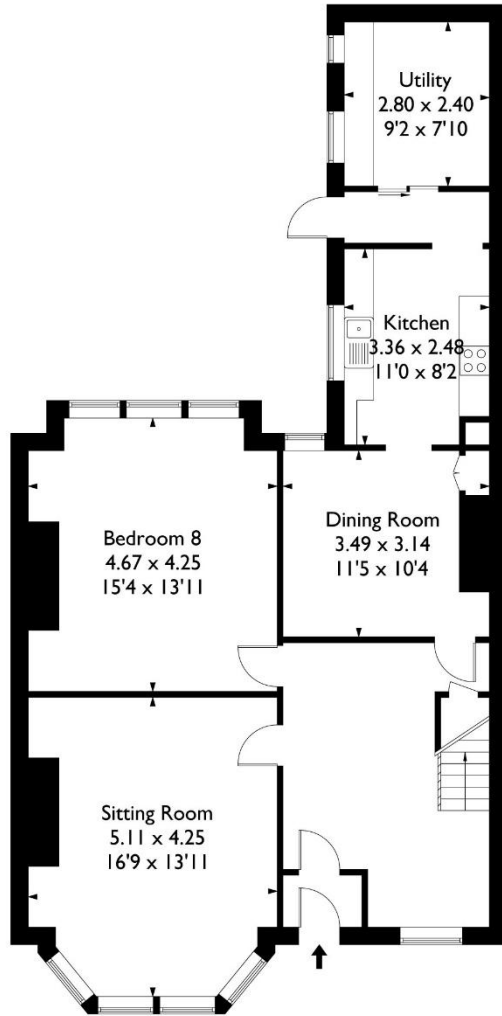
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

# Manor Park, Redland, Bristol BS6 7HJ

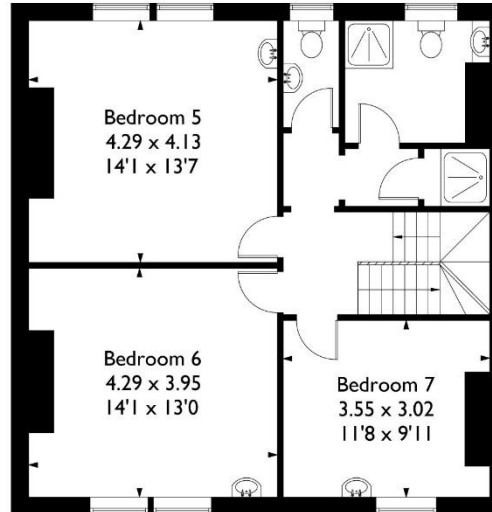
Approximate Gross Internal Area 217.40 sq m / 2340.20 sq ft

Garage Area 21.60 sq m / 232.40 sq ft

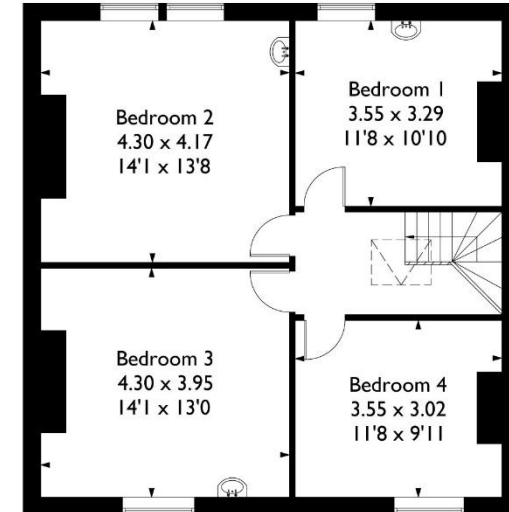
Total Area 239.0 sq m / 2572.60 sq ft



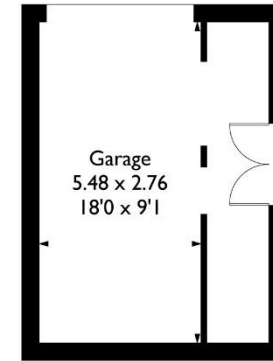
Ground Floor



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.