



# Stanbury Avenue, Fishponds Bristol



**6 BED LICENSED HMO FOR SALE**

**ASKING PRICE: £580,000**



## 6 Bed Licensed HMO for Sale in Fishponds

**SUMMARY OF ACCOMMODATION:** 6 bed HMO in Fishponds, Bristol. The property provides 6 bedrooms, 2 bathrooms, a kitchen/ diner and a separate downstairs communal living space as well as all facilities required for use as a HMO.

**EXTERNAL AREAS:** Parking is available on Stanbury Avenue with no restrictions or permits. Additionally, there is a private garden to the rear of the property for communal use.

**LOCATION:** Fishponds, 3 miles northeast of Bristol's centre, balances urban convenience with suburban appeal. It holds strong rental demand and is popular among students and young professionals, with excellent transport links and proximity to both the city centre and UWE campuses.

**ASKING PRICE:** Offers invited in the region of £580,000.

**RENTAL INCOME:** Currently fully let @ £50,040 pa (inc bills).

**YIELD:** c.9%

**MANAGEMENT:** Reputable local HMO management companies can be recommended in the Bristol area if required.

**PLANNING AND LICENSING:** HMO Licence (6 occupants) with 10 years continuous use prior to Article 4 Direction.

**INTENSIFICATION:** Potential to increase rental income with use of downstairs room as an additional bedroom (STPP).



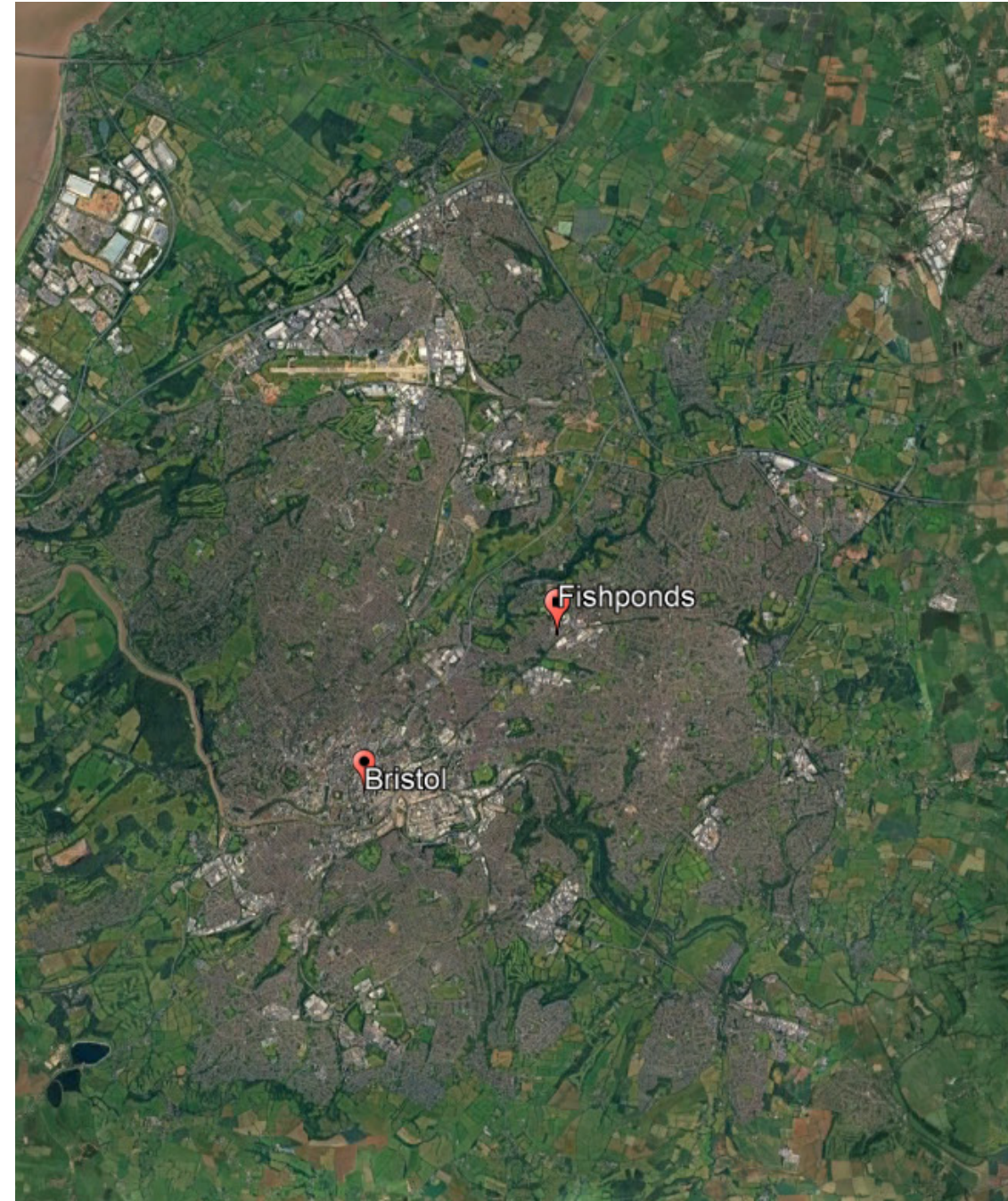
## Bristol: An Economic Powerhouse

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.

Fishponds, located just 3 miles northeast of Bristol's city centre, offers a unique blend of urban convenience and suburban charm. Known for its strong community atmosphere, the area is highly sought after by both students and young professionals. Fishponds features a lively high street along Fishponds Road, lined with independent shops, cafes, and supermarkets like Lidl and Aldi, making it a convenient place to live. Green spaces, including Snuff Mills Park and Oldbury Court Estate, offer residents the opportunity to enjoy outdoor activities and relaxation. The area is also well-connected, with regular bus routes such as the 48, 49, and 5 linking Fishponds to the city centre and UWE's Frenchay campus. In addition, Staple Hill train station offers direct rail access to Bristol Temple Meads in under 15 minutes, further boosting Fishponds' appeal as a rental hotspot.

































## MATERIAL INFORMATION

**Tenure:** Freehold.

**Local Authority:** Bristol City Council.

**HMO Licence:** Yes - 6 Individual Occupiers (Potential to increase to 7 bed).

**Planning:** Property benefits from Continuous Use (10 years) pre Article 4 direction.

**Article 4 Area:** Yes.

**EPC:** C.

**Council Tax Band:** Band B.

**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, 02, Vodaphone and Three.

## SCHEDULE OF ACCOMMODATION

**Hallway:** Large and bright entrance hallway.

**Bedroom 1:** 4.54m x 3.79m - Spacious ground floor double bedroom / front room.

**Lounge:** 3.69m x 3.18m - Communal space - potential to convert to 7th bedroom (STP).

**Conservatory:** 6.41m x 2.84m - Rear lean to conservatory adjoining kitchen.

**Kitchen:** 6.41m x 2.84m : Bright kitchen and dining area with access to rear garden.

**Bedroom 2:** 4.79m x 3.65m - Spacious first floor front bedroom with double bed.

**Bedroom 3:** 3.64m x 3.11m - Spacious first floor bedroom with double bed.

**Bathroom 1:** - First floor bathroom, with, toilet and basin (WC).

**Bathroom 2:** - First floor shower room, with shower, toilet and basin (WC).

**Bedroom 4:** 2.88m x 2.79m - Large first floor rear bedroom with double bed.

**Bedroom 5:** 4.93m x 2.23m - Comfortable second floor front bedroom with double bed.

**Bedroom 6:** 3.09m x 2.38m - Function second floor rear bedroom with double bed.

**External:** On road parking, small front terrace garden and large rear garden.

### 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.

## ENERGY PERFORMANCE

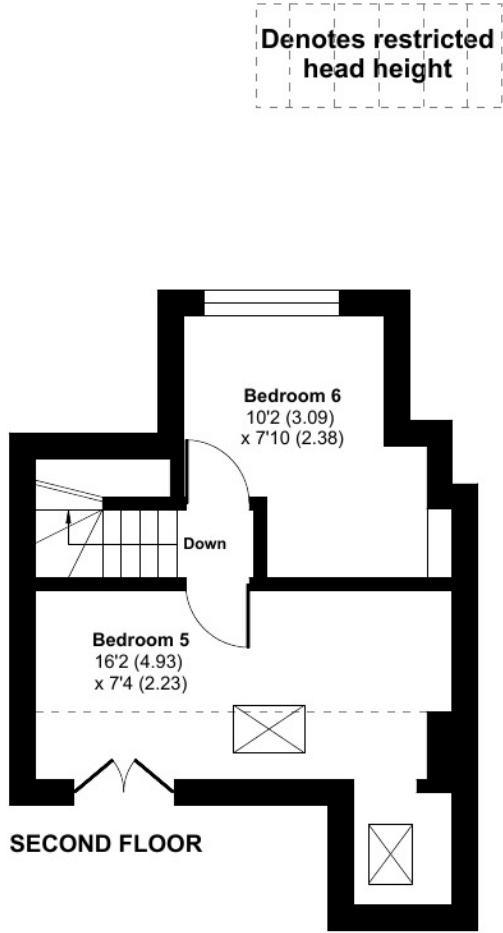
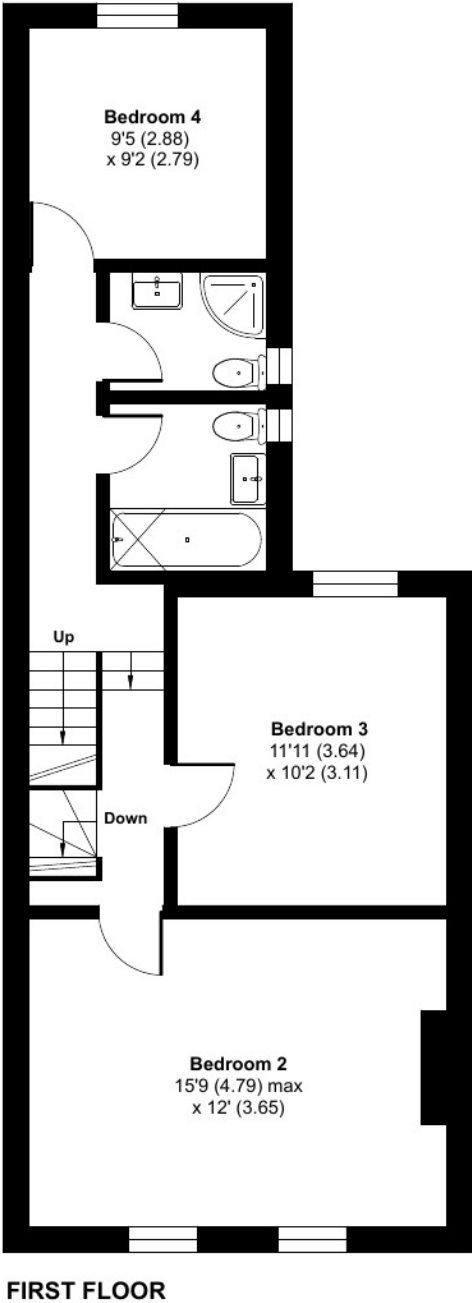
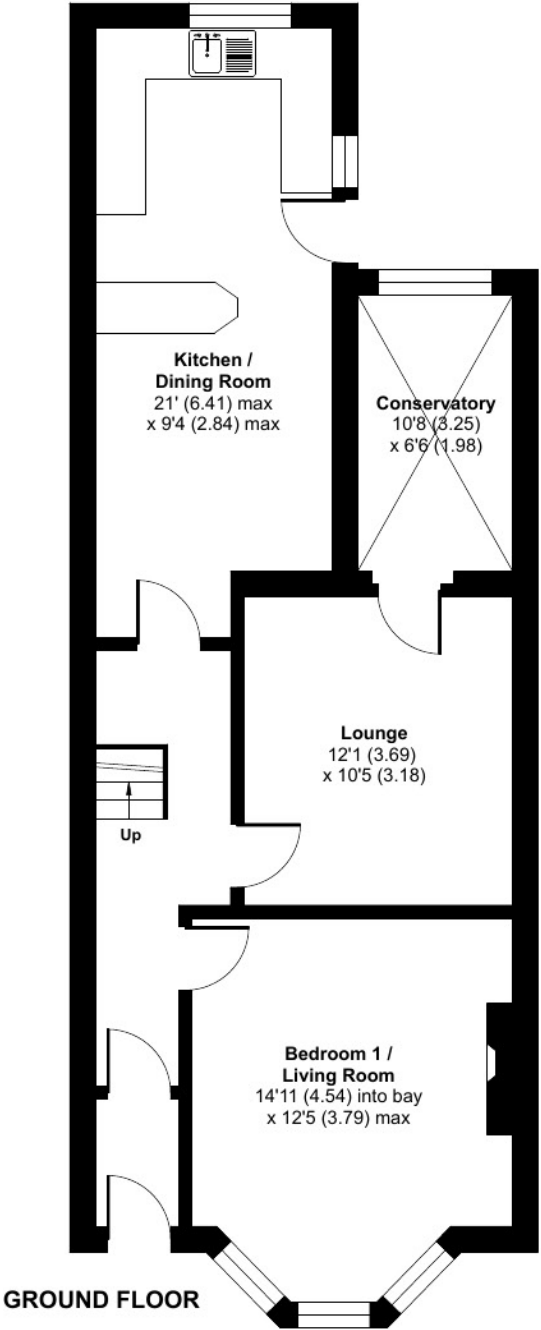
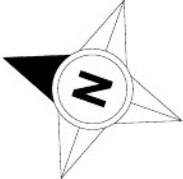
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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. Stanbury Avenue benefits from double glazing, gas central heating, heating controls and low energy lighting and has further scope of for further increased efficiencies as set out in the EPC report.

# Stanbury Avenue, Bristol, BS16

Approximate Area = 1494 sq ft / 138.7 sq m  
Limited Use Area(s) = 61 sq ft / 5.6 sq m  
Total = 1555 sq ft / 144.3 sq m

For identification only - Not to scale





# kw

## KELLERWILLIAMS®



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