

House + Plot, 179 Charlton Road, Fishponds, Bristol, BS15 1LZ

Guide Price £525,000



- FREEHOLD
- 6 BED HOUSE
- LICENSED HMO
- 54K | SCOPE FOR £90K PA
- BUILDING PLOT TO SIDE
- PLANNING GRANTED
- 2 BED HOUSE
- EXTRA HMO ROOMS

Hollis Morgan – A Freehold 6 BED HMO (1165 Sq Ft) fully let producing £54k pa | BONUS PLOT with planning for 2 BED HOUSE or EXTRA HMO BEDROOMS stp – potential £90k pa

House + Plot, 179 Charlton Road, Fishponds, Bristol, BS15 1LZ

Accommodation

THE PROPERTY

ADDRESS | 179 Charlton Road, Fishponds, Bristol BS15 1LZ

A Freehold end of terrace property with accommodation (1165 Sq Ft) arranged over 3 floors and comprising a refurbished (2021) purpose built 6 bed | 3 bath fully license HMO with stylish open plan communal kitchen living space. The property occupies a larger than average plot with large side extension.
Sold subject to existing tenancies - refer to online legal pack.

Tenure - Freehold
Council Tax - Band C
EPC - D

THE OPPORTUNITY

HMO INVESTMENT | £54K PA

A fully Licensed 6 Bed | 3 Bath HMO
Sold subject to existing tenants.
£4,500 pcm | £54,000 pa (EXCLUDING BILLS, which tenants are responsible for)
Students on single 12 month AST | Tenancy start date: 19/07/24

SIDE EXTENSION | PLOT

The property occupies a larger than average plot with a large 27.5 Sq M unused side extension.

2 BED HOUSE

Planning was granted in 2023 for demolition of side-extension and erection of a 2 bed house.
23/01137/F | Construction of a 2 bed dwelling and conversion of existing dwelling to form 2 flats including parking, bins and cycle storage.

HMO BED 7

Planning submitted for 7th bedroom in existing side extension.
(We do not know if the vendor will have a planning decision before the auction)
25/11213/F | Change of use only from small House of Multiple Occupation (C4) to large House of Multiple Occupation (Sui Generis) with 7 bedrooms for seven people including parking, bins and cycle storage.

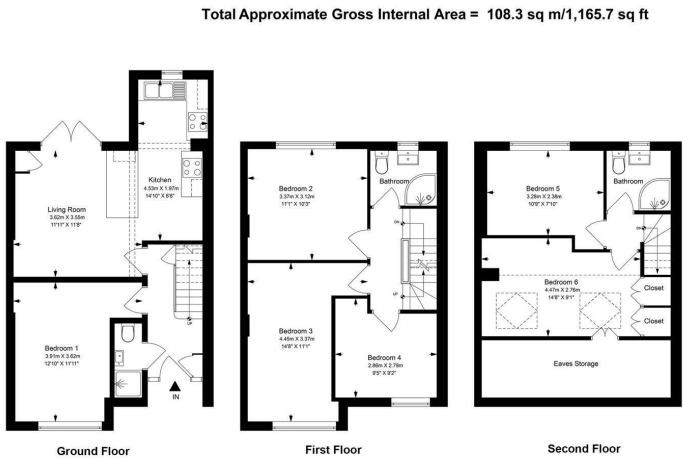
HMO EXTRA BEDS 7 / 8 | £72k pa

Scope to create bedrooms 7 & 8
Potential income increases to £72k pa
Subject to consents.

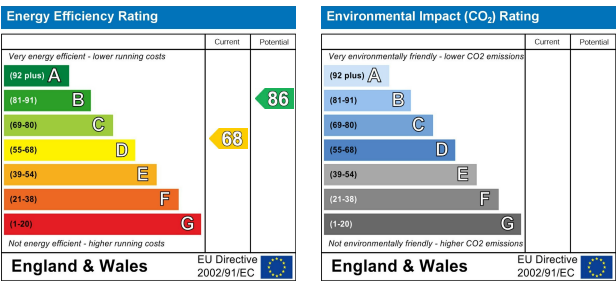
HMO – 10 BEDS | £90K pa

Interested parties could look to utilise planning consent 23/01137/F and permitted development to convert the proposed 2 bedroom house into a 4 additional HMO bedrooms.
Potential income increases to £90k pa
Subject to consents.

Floor plan



EPC Chart



9 Waterloo Street
Bristol
BS8 4BT
Tel: 0117 973 6565
Email: sales@hollismorgan.co.uk
www.hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered 7275716.
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.
Please refer to our website for further details.