



# MAGGS & ALLEN

115 TRENDLEWOOD PARK  
STAPLETON, BRISTOL, BS16 1TD

**Guide Price: £280,000+**

- 20 May LIVE ONLINE AUCTION
- Large townhouse
- 5 bedrooms & 2 Bathrooms
- Off Street Parking
- Great as Family House or Investment
- Close to University Campus
- Popular location



Auction & Commercial  
22 Richmond Hill, Clifton, Bristol, BS8 1BA

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)



#### FOR SALE BY AUCTION

This property is due to feature in our online auction on 20 May 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

#### VIEWINGS

By appointment.

#### SUMMARY

5 BEDROOM TOWNHOUSE WITH OFF STREET PARKING

#### DESCRIPTION

A spacious and well-presented townhouse, offering generous accommodation throughout. The property comprises five bedrooms, two bathrooms, two separate reception rooms, cloakroom with WC and a fitted kitchen, making it ideal for both families and investors.

Additional benefits include ample off-street parking and a private rear garden, providing excellent outdoor space.

This property is likely to attract strong interest from investment buyers, as the area is in high demand among tenants—particularly students attending the nearby Glenside Campus. Alternatively, it would make an excellent family home, with a selection of well-regarded schools nearby. Stapleton remains a highly sought-after and popular location.

Large Townhouse offering spacious accommodation including 5 bedrooms, 3 bathrooms, 2 separate reception rooms and fitted kitchen. The property also benefits from ample off street parking and a private rear garden.

The house will certainly be of interest to investment buyers as this area in high demand amongst from tenants, many of whom study at the nearby Glenside Campus. Alternatively this would also make a great family home with good schools nearby, this location is very popular.

#### LOCATION

Situated in the highly sought-after residential area of Stapleton, this property occupies a pleasant position within Trendlewood Park, a quiet and well-established development on the north-eastern fringe of Bristol.

The location offers excellent access to a wide range of local amenities, with nearby shops, supermarkets, cafés, and everyday conveniences. The area is also ideally placed for major employers and educational institutions, including the University of the West of England (UWE) Frenchay Campus.

For commuters, the property benefits from superb transport links. The M32 motorway is easily accessible, providing a direct route into Bristol city centre, while the M4 and M5 motorway networks are also within convenient reach. Bristol Parkway railway station is located just a short drive away, offering fast and frequent services to London and other major cities.

The surrounding area is well regarded for its green spaces, with the nearby Stoke Park Estate offering open parkland, walking routes, and scenic views, making it ideal for families and outdoor enthusiasts alike.

Overall, the property combines the advantages of a peaceful suburban setting with excellent connectivity and local amenities.

#### ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

#### COMPLETION

Completion for this lot will be 1st August 2026 or later by agreement between both parties. If you require an earlier completion please reach out to a member of the Auction department to discuss.

#### ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C

#### TENURE

Please refer to the Auction Legal Pack.

#### LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email [lettings@maggsandallen.co.uk](mailto:lettings@maggsandallen.co.uk).

#### AUCTION OR BRIDGING FINANCE REQUIRED?

Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email [admin@maggsandallen.co.uk](mailto:admin@maggsandallen.co.uk)

#### BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,800 plus VAT (£2,160 inc VAT) buyer's premium payable upon exchange of contracts.

#### \*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

#### RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

#### PROXY, TELEPHONE & ONLINE REMOTE BIDDING

The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.

#### PRELIMINARY DEPOSITS

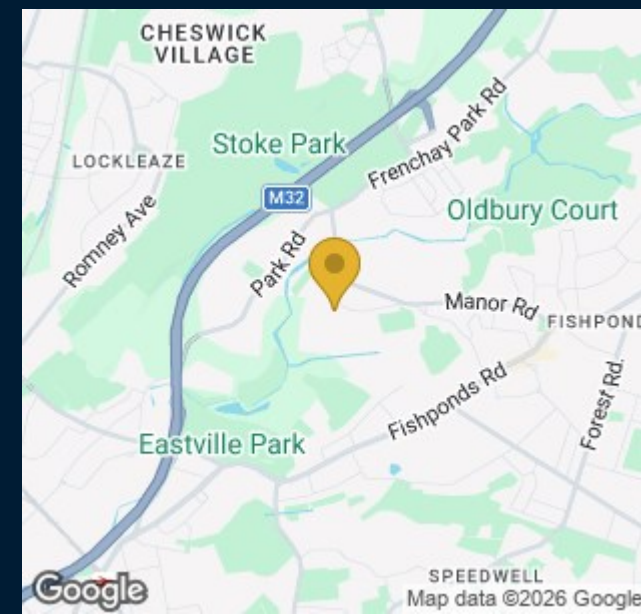
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,800 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.

#### RENTAL ESTIMATES

All rental estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.





Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.



Ground Floor



Floor 1



Floor 2

Approximate total area<sup>®</sup>  
1133 ft<sup>2</sup>  
105.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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