

# 1 Drake Avenue, Combe Down, Bath, BA2 5NX

Auction Guide Price +++ £235,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 17TH JUNE 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- JUNE LIVE ONLINE AUCTION
- FREEHOLD END OF TERRACE HOUSE
- HOME FOR COSMETIC UPDATING
- 5 BED HMO INVESTMENT | VACANT
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JUNE LIVE ONLINE AUCTION – A Freehold END OF TERRACE HOUSE ( 788 Sq Ft ) | Family Home for COSMETIC UPDATING or 5 BED HMO for INVESTMENT just 1.5 miles from Bath.

# 1 Drake Avenue, Combe Down, Bath, BA2 5NX

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 1 Drake Avenue, Combe Down, Bath BA2 5NX

Lot Number 30

The Live Online Auction is on Wednesday 17th June 2026 @ 12:00 Noon  
Registration Deadline is on Friday 12th June 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer.  
Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

### THE PROPERTY

A Freehold end of terrace property with accommodation ( 788 Sq Ft ) arranged over two floors currently arranged as 5 bedroom HMO comprising an open plan kitchen / diner living space opening onto the enclosed rear garden with additional 2 bedrooms and cloakrooms plus 3 more bedrooms and bathroom on the first floor.  
Sold with vacant possession.

Tenure - Freehold

Council Tax - B

EPC - D

### THE OPPORTUNITY

FAMILY HOME | COSMETIC UPDATING

The property has been let for many years ( now vacant ) and would now benefit from cosmetic updating with scope for a fine home 3 bedroom family home with flexible reception space in this sought after location.

HMO | INVESTMENT

The property has the benefit of an HMO license for 5 tenants and would suit both professional and student letting to both groups and individuals.

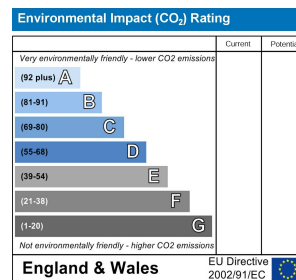
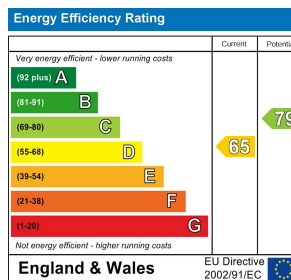
### LOCATION

Combe Down is a sought after location with excellent access to Bath with excellent local amenities including schools, a doctors surgery, several churches, and local shops and businesses all within walking distance and Combe Down is on the edge of the Skyline walk with plentiful woods and green spaces easily accessible with public footpaths offering views overlooking the city. Bath is a World Heritage Site famed for its Roman heritage and Georgian architecture that offers a wide variety of cultural, leisure, sports and shopping facilities. There is a mainline rail link to London Paddington (journey time approx 90 mins) and Bristol Temple Meads (journey time approx 15 mins). Junction 18 of the M4 is approximately 11 miles north.

## Floor plan



## EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

Tel: 0117 973 6565

Email: post@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.