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CARDIFF

VALE

CAERPHILLY

BRISTOL





Semi-Detached house which has had a double extension on the side and a single extension on the rear. Tenants in situ, which makes it an amazing opportunity for a investor adding to there portfolio or a new investor.

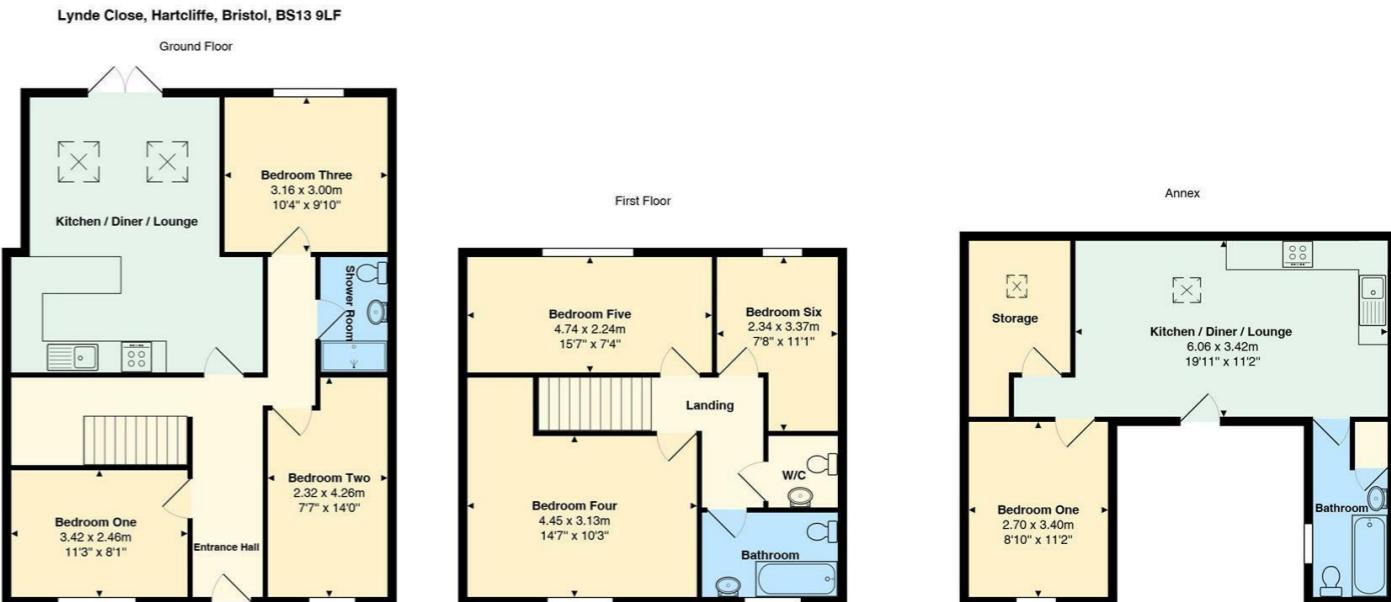
Comments by Ms Ellie Powell



Property Specialist
Ms Ellie Powell
Sales Negotiator
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Since the property was completed in early 2020, I have operated it as a fully licensed and occupied HMO. The management of this property has been incredibly straightforward; the current tenants are all working professionals with full-time jobs who take pride in their rooms. They are consistently punctual with rent and maintain the property to a high standard, offering a truly stress-free investment for the next owner.

Comments by the Homeowner



Lynde Close

, Bristol, BS13 9LF

Offers In Excess Of

£430,000



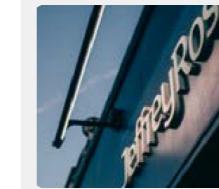
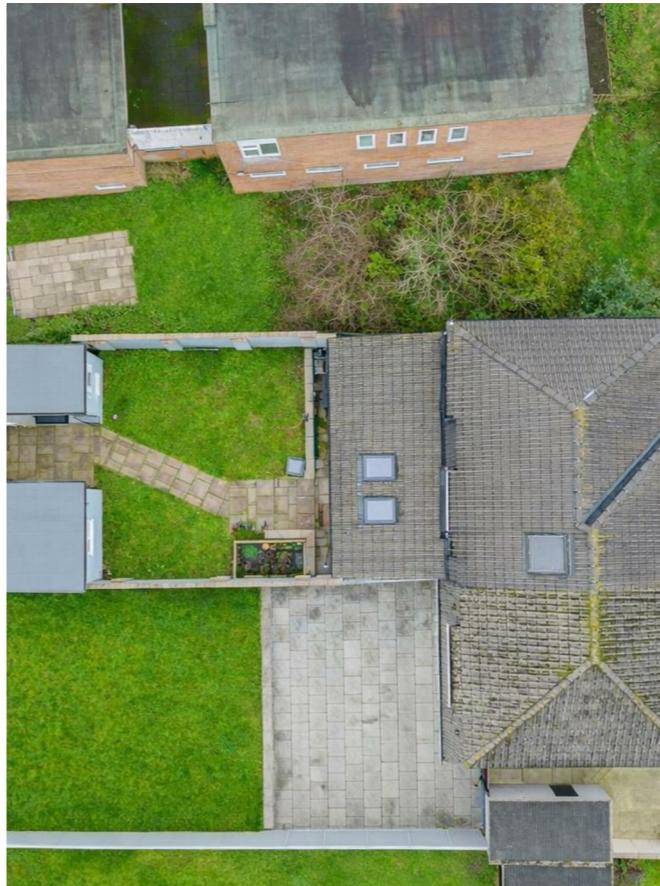
6 Bedroom(s)



3 Bathroom(s)



430.00 sq ft



Contact our
Property Outlet Branch

0117 935 4565

Nestled in the tranquil cul-de-sac of Lynde Close, Bristol, this impressive house presents a remarkable investment opportunity. Boasting an expansive layout, the property features six well-proportioned bedrooms, with a additional separate annex making it ideal for families or as a multi-occupancy rental. With three bathrooms, the convenience of modern living is assured, catering to the needs of a busy household.

The property generates an impressive annual income of just over £45,000, reflecting a robust yield of 10.58%. This makes it an attractive prospect for investors seeking a reliable source of rental income in a desirable location. The spacious reception room offers a welcoming area for relaxation and social gatherings, enhancing the overall appeal of the home.

Situated in a peaceful neighbourhood, this residence combines the benefits of suburban living with easy access to Bristol's vibrant amenities. Whether you are looking to expand your property portfolio or seeking a spacious family home, this house on Lynde Close is a compelling choice. Don't miss the chance to explore the potential this property has to offer.





**Kitchen / Diner / Lounge 17'3" x 16'2"
(5.27 x 4.93)**

Bedroom One 11'2" x 8'0" (3.42 x 2.46)

Bedroom Two 13'9" x 7'7" (4.21 x 2.33)

Bedroom Three 10'2" x 9'10" (3.12 x 3.00)

Shower Room

Bedroom Four 16'0" x 11'8" (4.88 x 3.58)

Bathroom

W/C

Bedroom Five 16'2" x 8'11" (4.93 x 2.73)

**Annex Kitchen / Diner / Lounge 19'10" x
11'1" (6.06 x 3.40)**

**Annex Bedroom One 11'2" x 8'10" (3.42 x
2.71)**

Annex Bathroom 11'4" x 4'8" (3.46 x 1.44)

**Annex Storage / Closet 7'7" x 6'5" (2.33 x
1.97)**

Tenure

We are advised by our client the property is freehold. This is to be confirmed by your legal advisor.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E		39
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

