OFF-MARKET BRISTOL PROPERTY

Guide Price : £425,000

yie/d.

THE OVERVIEW

Yield are pleased to present this freehold mid-terrace 5 Bedroom HMO Located on Stanbury Avenue

Located conveniently close to the university campus this fully licensed student property presents a fantastic turn-key opportunity, with it currently being let for the 25/26 academic year at £40,200 (excluding bills)

KEY DETAILS

Location: Stanbury Avenue, Bristol
Asking Price: £425,000
Current Rental Income: £40,200p.a (excluding bills).
Bedrooms: 5
Bathrooms: 2

THE INVESTMENT PROPERTY

7 Stanbury Avenue presents an excellent opportunity to acquire a well-positioned five-bedroom HMO in one of Bristol's established student and professional rental locations. The property offers spacious accommodation, has been managed directly by the current owner to a high standard, and benefits from strong tenant demand, making it an attractive addition to any investment portfolio.

A refurbishment programme is scheduled for August and will include the installation of a new boiler, full internal redecoration, and EPC improvement works. The property currently holds an EPC rating of D, with all required energy efficiency upgrades being completed over the summer to ensure compliance with forthcoming government regulations.

Upon completion of the works, the property will provide a fully turn-key investment ready for the next academic year, requiring no immediate capital expenditure. With a refreshed finish, improved energy performance, and a highly desirable location close to UWE, local amenities, and transport links, 7 Stanbury Avenue offers investors a genuine hands-off opportunity with strong rental appeal and long-term income potential.

LOCATION

Situated on Stanbury Avenue in the popular Fishponds area of Bristol, the property benefits from an excellent location with strong appeal to both students and young professionals. The University of the West of England (UWE) is easily accessible, while a wide range of local amenities, including supermarkets, cafes, shops, and transport links, are all within close proximity. Bristol city centre can be reached conveniently by bus, bike, or car, further enhancing the property's attractiveness to tenants and supporting strong, consistent rental demand.

- University of the West of England (UWE) – approximately 1.5 miles away
- University of Bristol – approximately 4 miles away

HEADLINE FIGURES

FIGURE	AMOUNT
Purchase Price	**£425,000**
Current Monthly Rent	**£3,350.00**
Estimated Monthly Operating Cost	**£335.00**
Monthly Net Profit	**£3,015.00**
Gross Yield	**9.4%**
Net Yield	**8.5%**

Separate Living Space

Washing Machine

Bathroom Suites

Communal Kitchen Area

Fully Furnished

ASKING PRICE £425,000

yie/d.

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Stanbury Avenue, Bristol

THE PROPERTY

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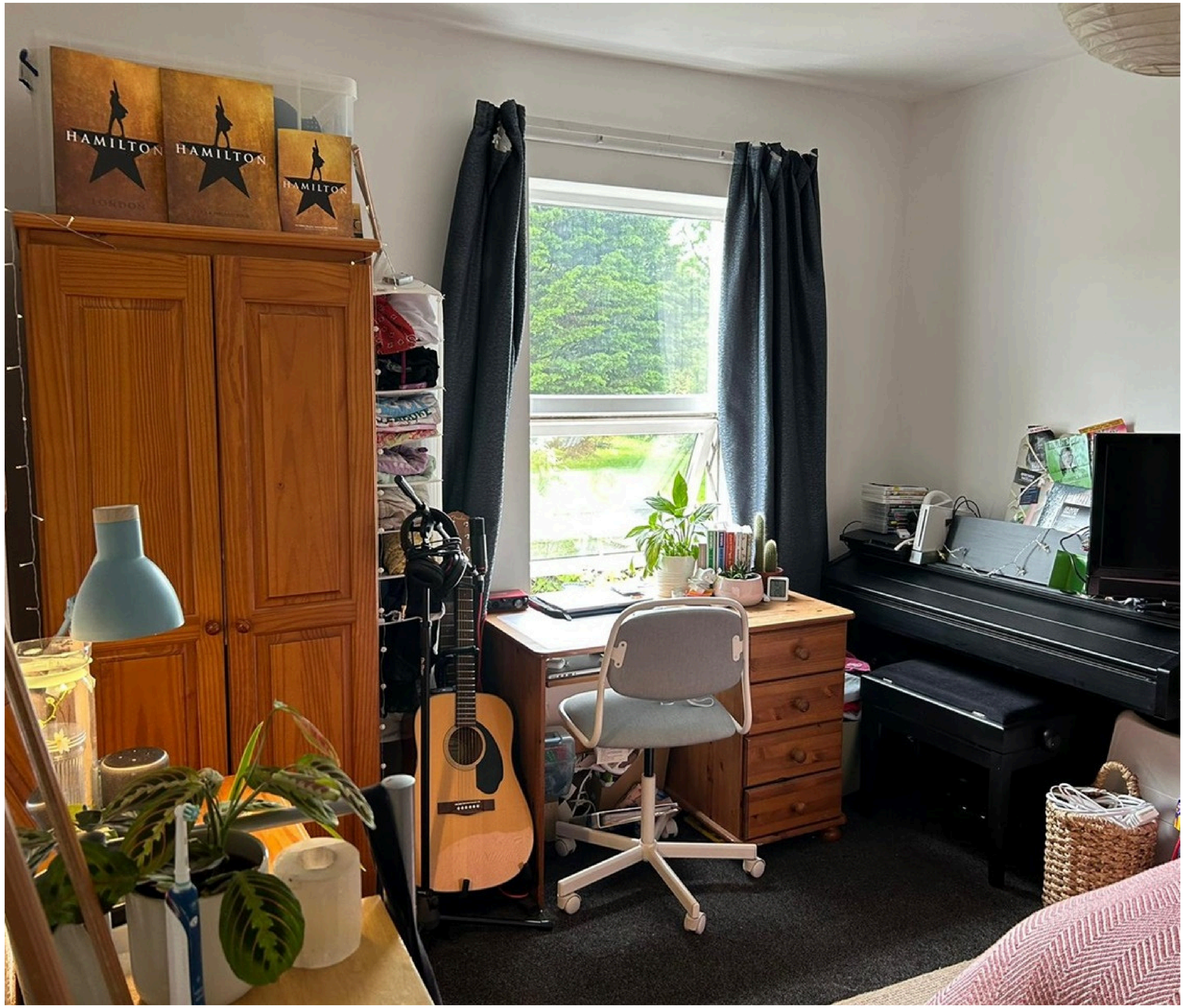
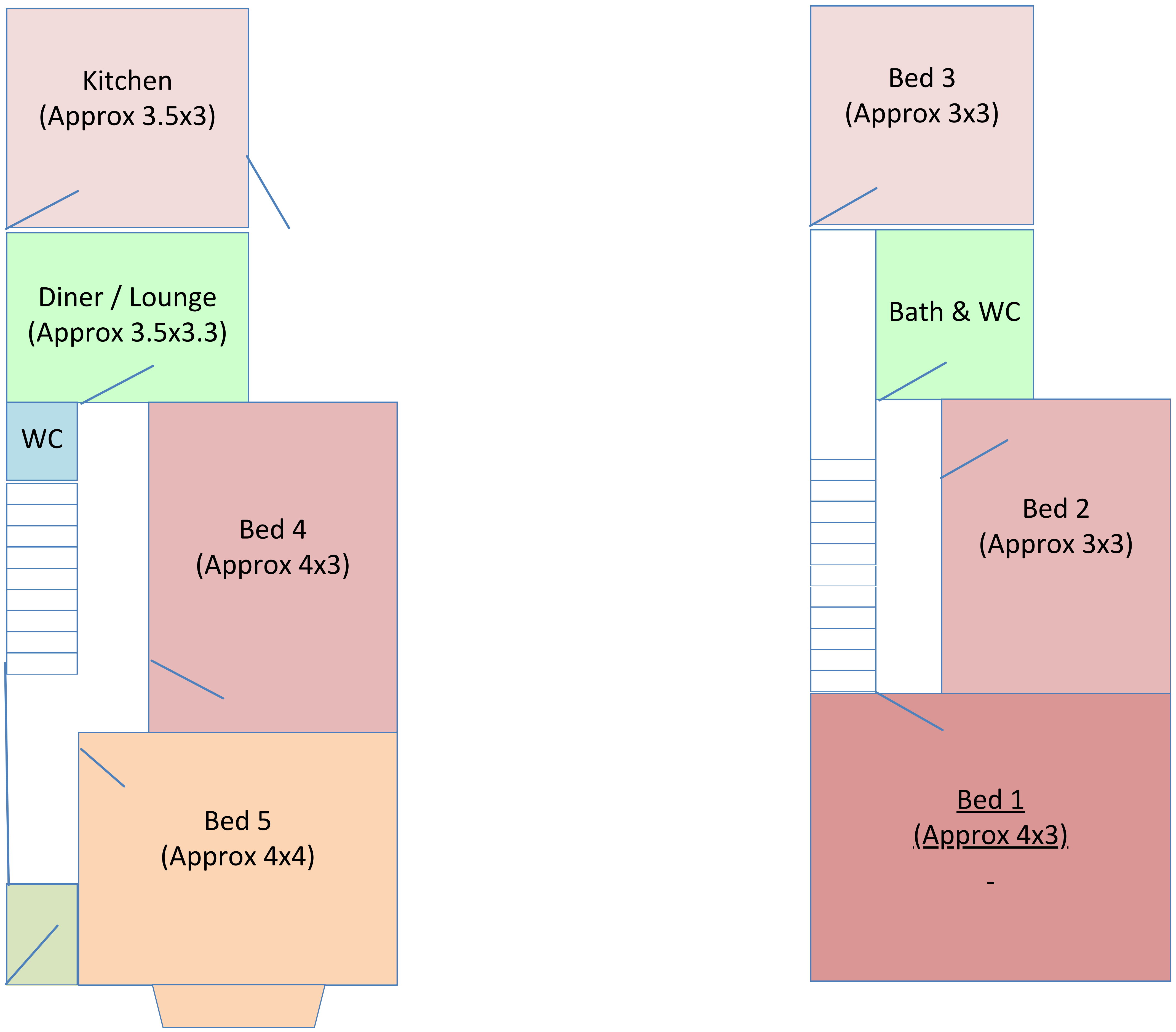


FLOORPLAN



Ground Floor **First Floor**

yie/d.

BRISTOL STUDENT MARKET HIGHLIGHTS

Bristol is one of the UK's most dynamic and sought-after rental markets, benefiting from a diverse tenant base of both students and young professionals. The city is home to two major universities – the University of Bristol and the University of the West of England (UWE) – with a combined student population of approximately 60,000, creating a consistent demand for quality shared accommodation throughout the year.

Alongside its thriving student population, Bristol continues to attract graduates, professionals, and employees working within its growing technology, aerospace, financial services, and creative sectors. This has led to sustained demand for well-presented Houses in Multiple Occupation (HMOs), particularly in established residential locations offering excellent transport links and local amenities.

Popular HMO areas across Bristol regularly experience high occupancy levels, with rental demand continuing to outstrip available supply. Ongoing investment in the city's universities, expanding employment opportunities, and a strong local economy underpin long-term rental growth and stability. As one of the South West's strongest performing rental markets, Bristol presents an attractive opportunity for investors seeking reliable occupancy, strong rental yields, and long-term capital growth potential.

How to Get in Touch

LET'S TALK ABOUT YOUR INVESTMENT!

2.4% Buyers Fee Applicable (Inclduing VAT)

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