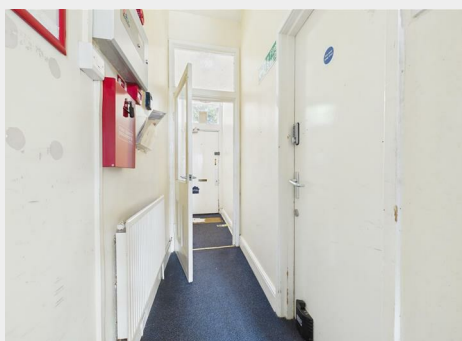
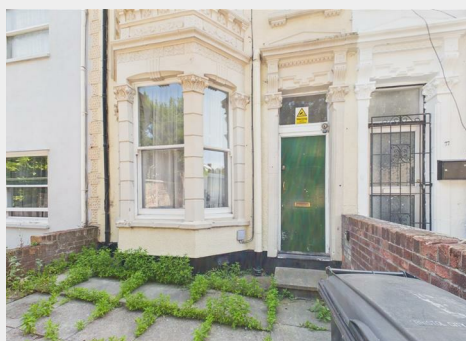
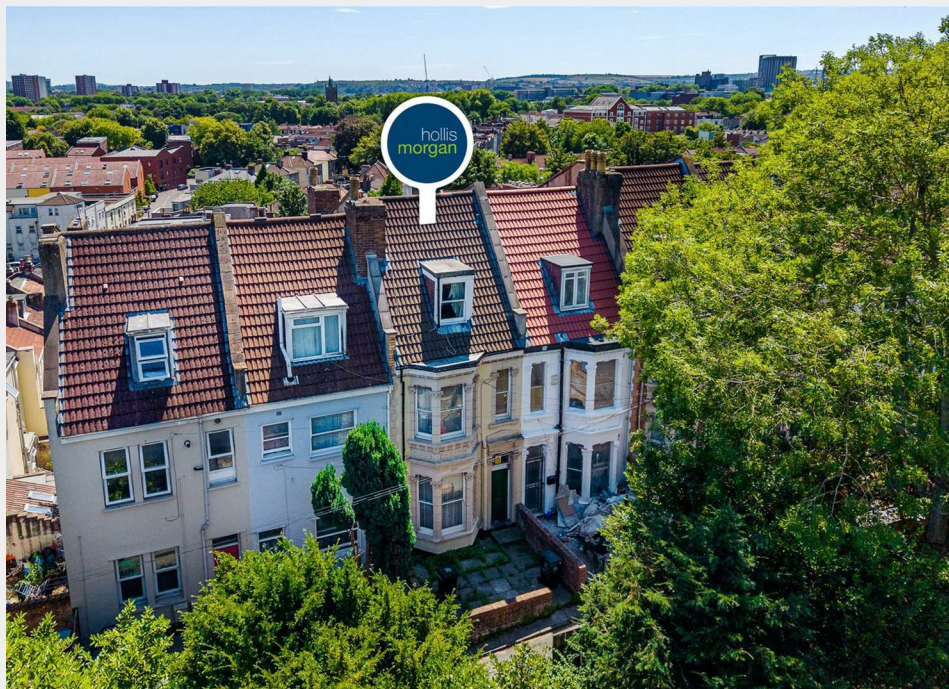


79 Cobourg Road, Montpelier, Bristol, BS6 5HU

Auction Guide Price +++ £375,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 16TH SEPTEMBER 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- SEPTEMBER LIVE ONLINE AUCTION
- FREEHOLD PERIOD HOUSE
- EX RENTAL | REQUIRES UPDATING
- FAMILY HOME | HMO | REAR EXTENSION
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – SEPTEMBER LIVE ONLINE AUCTION – A Freehold 4 / 5 BED PERIOD HOUSE (1525 Sq Ft) with GARDEN | Requires UPDATING scope for REAR EXTENSION + HMO (stc)

79 Cobourg Road, Montpelier, Bristol, BS6 5HU

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 79 Cobourg Road, Montpelier, Bristol BS6 5HU

Lot Number 6

The Live Online Auction is on Wednesday 16th September 2026 @ 12:00 Noon
Registration Deadline is on Friday 11th September 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 mid terraced double bay fronted period property located on a quiet residential street in an elevated position with views over the City. The accommodation (1525 Sq Ft) is arranged over 4 floors with flexible accommodation and an enclosed rear garden.
Sold with vacant possession.

Tenure - Freehold
Council Tax - D
EPC - D

Japanese Knotweed – We have been made aware of Japanese Knotweed in the rear garden - full details in the online legal pack.

THE OPPORTUNITY

HOUSE FOR UPDATING

The property has been let for many years and now requires updating with scope for a fine home or investment in this sought after location.
It is currently arranged as a 5 bedroom rental but would make a fine 4 bedroom family home with flexible options on kitchens and reception rooms.
Interested parties will note scope for a rear extension (stc)
Please refer to independent rental appraisal.

HISTORIC USE | HMO

We understand the property has been previously occupied as supported accommodation for individual tenants which was managed by a charity for 5 individuals since circa 2006 (since 2018 with the current vendors) | Now Vacant
We are informed the usage class is C3 (interested parties to make their own investigations)
There is scope for continued use as shared accommodation subject to obtaining a formal HMO license

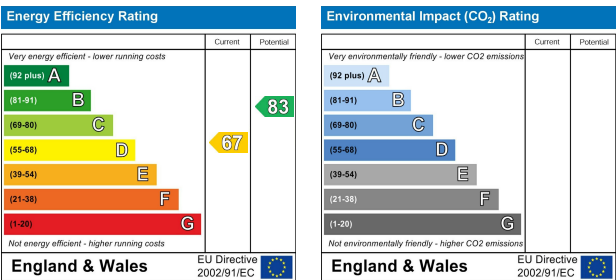
LOCATION

Montpelier is located to the North-East of Central Bristol and is home to a thriving residential community as well as local businesses. Nearby Gloucester Road offers a wealth of bars, restaurants and independent shops and also many amenities within walking distance of the property such as Cabot Circus shopping centre and Bristol City centre. The M32 motorway is moments away connecting you to the M4 and M5 in all directions.
Montpelier train station is just a short walk away whilst Bristol Temple Meads train station is less than two miles, and Bristol International Airport to the south of the city is 12 miles.

Floor plan



EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

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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.