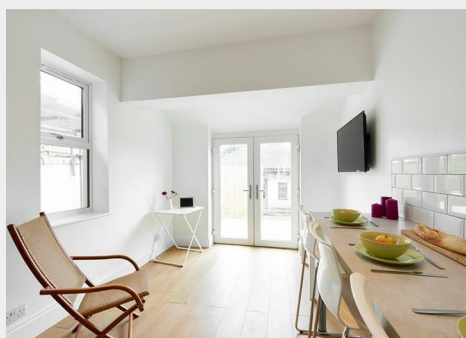


## Elm Villa, 40 Churchill Road, Brislington, Bristol, BS4 3RW

Auction Guide Price +++ £395,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 11TH MARCH 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- MARCH LIVE ONLINE AUCTION
- FREEHOLD PERIOD HOUSE
- 5 BED | 5 BATH HMO
- £45,000 PA INCOME
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – MARCH LIVE ONLINE AUCTION - A Freehold  
5 BED | 5 BATH fully licensed HMO INVESTMENT let  
producing £45,000 INCOME pa

# Elm Villa, 40 Churchill Road, Brislington, Bristol, BS4 3RW

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Elm Villa, 40 Churchill Road, Brislington, Bristol BS4 3RW

Lot Number TBC

The Live Online Auction is on Wednesday 11th March 2026 @ 12:00 Noon  
Registration Deadline is on Friday 6th March 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 with accommodation ( 1152 Sq Ft ) arranged over two floors with purpose built HMO style accommodation comprising a communal kitchen / diner at the rear and 5 en suite bedrooms.  
Please note the internal photos were taken in 2018 and have been provided by the vendors prior to tenants taking occupation.  
Sold subject to existing tenancy.

Tenure - Freehold  
Council Tax - B  
EPC - D

### THE OPPORTUNITY

HMO INVESTMENT | £45,000 pa

The property is offered as a going concern subject to the existing tenancy on a single AST to a group of 5 students terminating 15th August 2026  
5 x Students - 1 x AST  
£3,750 pcm | £45,000 pa  
We understand the tenants are responsible for all bills and utility costs.  
The property has not yet been relisted for the 2026 / 2027 academic year.

### LOCATION

The property is located close to the vibrant Sandy Park High Street within the popular suburb of Brislington. Local amenities and services are all within close proximity including convenience stores, cafes, bars and restaurants.  
Bristol City Centre is approximately two miles away.

### SOLICITORS & COMPLETION

Tom Bowering  
Wards  
0117 986 3504  
tom.bowering@wards.uk.com  
www.wards.uk.com

### EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.

### IMPORTANT AUCTION INFORMATION

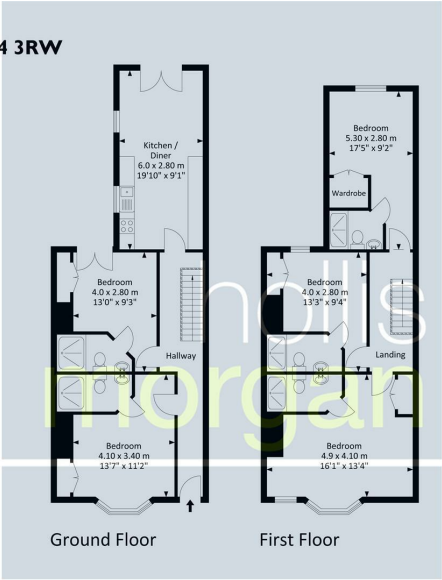
#### VIEWINGS

Please submit a viewing request online and we will contact you to organise an appointment.  
We will send you an email and text to confirm the appointment time and the full property address.  
Viewings are supervised by a member of the Hollis Morgan Auction team

## Floor plan

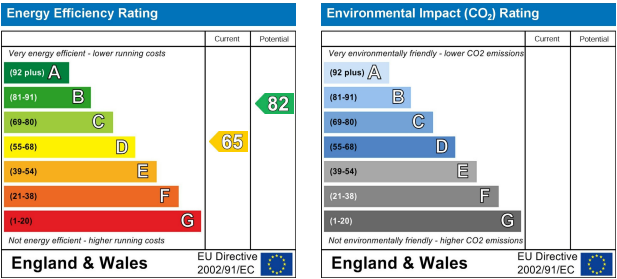
### Churchill Road, Brislington, Bristol BS4 3RW

Approx. Gross Internal Area  
1152.0 Sq.Ft - 107.10 Sq.M



For illustrative purposes only. Not to scale.  
While every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

## EPC Chart



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT

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Hollis Morgan Property Limited, registered in England, registered 7275716.  
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## 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.