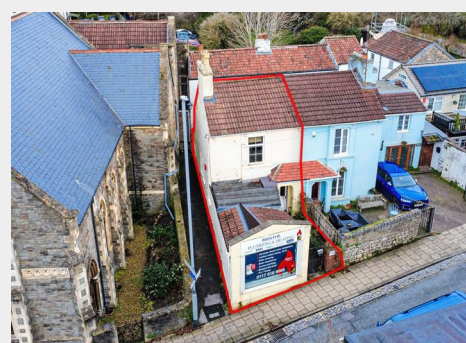


## Westrym, Waters Lane, Westbury Village, Bristol, BS9 4AA

Guide Price £150,000



- FREEHOLD
- SEMI DETACHED PROPERTY
- FORMER OFFICES
- LAPSED PLANNING
- RESI CONVERSION
- 2 BED | 2 BATH | 2 REC | STP
- WESTBURY VILLAGE
- WALK TO SHOPS

Hollis Morgan – A Freehold END OF TERRACE COTTAGE ( 864 Sq Ft ) style property with office use and lapsed PLANNING to create a 2 BED | 2 REC | 2 BATH dwelling with courtyard FRONT GARDEN.

# Westrym, Waters Lane, Westbury Village, Bristol, BS9 4AA

## Accommodation

### THE PROPERTY

ADDRESS | Westrym House, Waters Lane, Westbury Village, Westbury on Trym, Bristol BS9 4AA

A Freehold end of terrace property most recently occupied as offices with accommodation ( 864 Sq Ft ) arranged over two floors in this most sought after of locations just moments from the centre of Westbury Village. Sold with vacant possession.

Tenure - Freehold  
EPC - D

### THE OPPORTUNITY

RESIDENTIAL CONVERSION | EXISTING OFFICE USE

The property is vacant and requires refurbishment. Planning consent was originally granted in 2005 ( 05/00298/F ) and renewed in 2010 ( 10/01761/R ) but has since lapsed. The scheme proposed for a change of use to a residential dwelling with accommodation arranged over two floors, part demolition of the front extension and a courtyard garden at the front.

### PROPOSED SCHEDULE OF ACCOMODATION | STP

Approached via the private courtyard at the front of the property with secondary access onto the lane to side of property

Ground Floor - Reception | Front Room | Kitchen | Utility | Bathroom  
First Floor - Bedroom 1 | En Suite Shower Room | Bedroom 2

### COMMERCIAL USE

The property would suit continued commercial use and is suitable for a range of occupants.

\*All subject to gaining the necessary consents.

### RENTAL APPRAISAL

What rent can we achieve for you?

The Bristol Residential Letting Co. are confident this property would make a good rental investment if brought to a standard suitable for the professional rental market. Danny Dean of The Bristol Residential Letting Co suggests a rent in the region of;

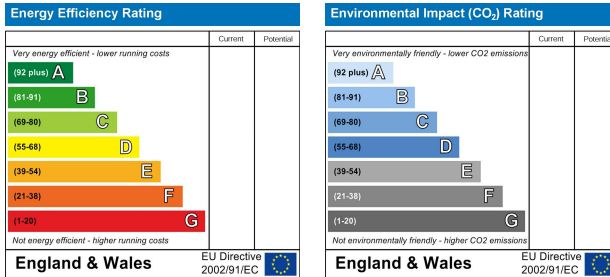
Westrym House - £1700++ depending on conversion and finish.

If you would like to discuss more detail on the potential for rental, you can call me on 07738766640 or email (danny@bristolreslet.com) for a no obligation discussion. I am always happy to advise investors on maximising their investment.

## Floor plan



## EPC Chart



9 Waterloo Street  
Bristol  
BS8 4BT  
Tel: 0117 973 6565  
Email: sales@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.