MAGGS & ALLEN

60 PENDENNIS PARK

BRISLINGTON, BRISTOL, BS4 4JN

Guide Price: £375,000+

- 19 November LIVE ONLINE AUCTION
- Attractive mid-terraced Victorian house
- Arranged as a 6-bedroom HMO
- Potential rental income in excess of £50,000 PA
- Excellent high-yielding investment
- Loft conversion and rear extension

RICS Regulated by RICS

Auction & Commercial
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www.maggsandallen.co.uk

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60 PENDENNIS PARK, BRISLINGTON, BRISTOL, BS4 4JN

Guide Price: £375,000+

FOR SALE BY AUCTION
This property is due to feature in our LIVE Online Auction on 19 November 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS
By appointment.

SUMMARY
6-BEDROOM HMO - POTENTIAL RENTAL INCOME IN EXCESS OF £50,000 PER ANNUM

DESCRIPTION
An attractive mid-terraced Victorian house arranged as a 6-bedroom HMO, capable of producing in excess of £50,000 per annum in rental income. This well-configured and extended property comprises two double bedrooms, a large kitchen/dining/living room and a shower room on the ground floor. The first floor provides two further double bedrooms and a bathroom and the converted loft comprises two bedrooms and an additional shower room. Externally, the property benefits from a good-sized level garden to the rear.

The property will appeal to HMO investors or private buyers seeking a generous home in a sought-after residential location.

LOCATION
Located on a peaceful residential street, the property enjoys a welcoming neighbourhood atmosphere while remaining conveniently close to local amenities, green spaces, well-regarded schools, and excellent transport links into Bristol city centre.

Pendennis Park is a popular residential street in Brislington that is well suited to families and young professionals. The area benefits from excellent transport links, with regular bus services, Brislington Park & Ride, easy access to the A4 Bath Road and Bristol Temple Meads station, providing convenient routes into Bristol city centre and beyond. Residents also have access to a range of local amenities including independent shops, cafés, supermarkets and both Brislington & Avonmeads Retail Parks, while nearby green spaces such as Arnos Court Park, Nightingale Valley and Conham River Park offer attractive outdoor and recreational areas.

ACCOMMODATION
Please refer to floorplan for approximate room measurements and internal layout.

TENURE
Please refer to the auction legal pack.

COMPLETION
Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE (EPC)
Rating: C

HMO LICENSING & PLANNING
HMO licensing regulations and planning requirements are subject to regular changes, updates and even individual interpretations by the Local Authority. Prospective buyers are therefore required to make their own enquiries with the Local Authority and review the documents contained in the auction legal pack fully to satisfy themselves that the property is compliant in this respect. Maggs & Allen accept no liability in the event that any Licensing or Planning requirements/documents are not in order at the point of sale.

BUYER'S PREMIUM
Please be advised that all purchasers are subject to a £1,900 plus VAT (£2,280 inc VAT) buyer's premium payable upon exchange of contracts.

*GUIDE PRICE
Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

RESERVE PRICE
The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

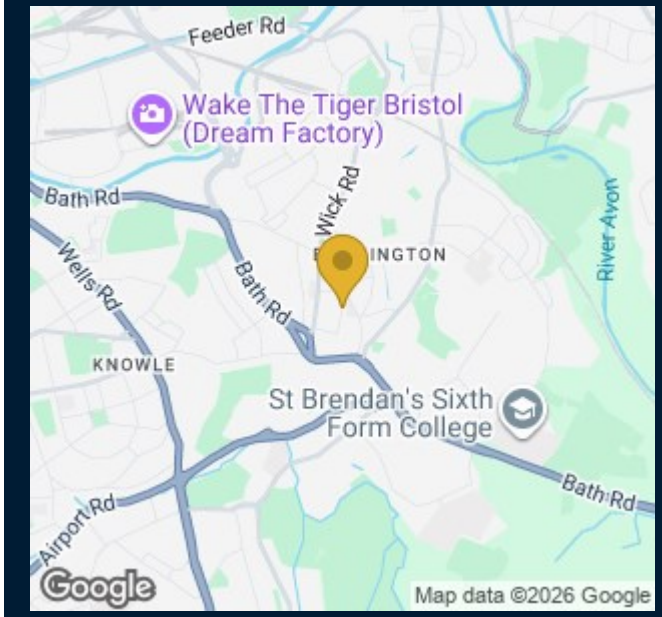
PROXY, TELEPHONE & ONLINE REMOTE BIDDING
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.

PRELIMINARY DEPOSITS
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,900 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.

AUCTION OR BRIDGING FINANCE REQUIRED?
Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email admin@maggsandallen.co.uk

RENTAL ESTIMATES
All rental estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.



Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.

Pendennis Park, BS4

Total Area 119.6 sq m / 1287 sq ft

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