

## 379 Bath Road, Arnos Vale, Bristol, BS4 3EU

Auction Guide Price +++ £400,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 22ND JULY 2026
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- VIDEO TOUR NOW ONLINE
- JULY LIVE ONLINE AUCTION
- FREEHOLD BLOCK OF FLATS
- SCOPE FOR £57,840 pa
- 4 BED & 3 BED HMO CONVERTED IN 2023
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan - JULY LIVE ONLINE AUCTION - A Freehold HMO INVESTMENT OPPORTUNITY comprising a 3 BED FLAT + 4 BED MAISONETTE ( 1523 Sq Ft ) with scope for £57,840 pa INCOME

# 379 Bath Road, Arnos Vale, Bristol, BS4 3EU

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 379 Bath Road, Arnos Vale, Bristol BS4 3EU

Lot Number 32

The Live Online Auction is on Wednesday 22nd July 2026 @ 12:00 Noon  
Registration Deadline is on Friday 17th July 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 recently converted (2023 - EPC C) Freehold block of 2 x HMO licensed self contained flats (1523 Sq Ft) in this sought after central location close to the new Bristol Uni campus at Temple Meads.

The property is arranged as a self contained 3 bedroom ground floor flat (750 Sq Ft) and 4 bedroom maisonette (773 Sq Ft) on the upper floors. Sold subject to existing tenancies | Part Vacant

We understand Full building control sign off | Both flats are newly and fully licensed to current HMO standards - please refer to online legal pack.

Tenure - Freehold  
Council Tax - A & A  
EPC - C

### THE OPPORTUNITY

RESIDENTIAL INVESTMENT | £57,840 pa

A Freehold residential investment with scope for £57,840 pa offered in excellent decorative order

GFF (379) – Scope for £2,075 pcm | £24,900 pa  
FFF (379 a) – Scope for £2,745 pcm | £32,940 pa  
TOTAL - £62,808 pa

### CURRENT SCHEDULE OF INCOME

379  
bed 1 - Let @ £775 pcm  
bed 2 - Vacant – Scope for £700 pcm  
bed 3 - Let @ £600 pcm

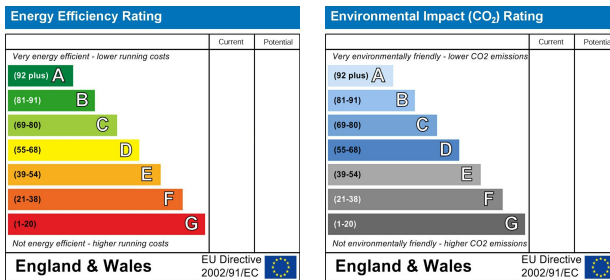
379a  
bed 1 – Vacant – Scope for £650 pcm  
bed 2 – Let @ £620 pcm  
bed 3- Vacant – Scope for £700 pcm  
bed 4 – Let @ £775 pcm

\*No Council tax is due when the tenants are Students.  
Tenant pays Internet / Tv bills and Landlord pays Water and electric.  
No Gas at the property.

## Floor plan



## EPC Chart



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT

**hollis  
morgan**

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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.