estate agents auctioneers

hollis morgan



79 Cobourg Road, Montpelier, Bristol, BS6 5HU

£435,000

Hollis Morgan – A rare opportunity to purchase a bay fronted period home in need of modernisation.

- Freehold Period Home
- Mid Terrace
- Sought After Residential Location
- Updating Required Throughout
- Huge Potential
- No Onward Chain

**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

Please Note, Japanese Knotweed has been identified in a small section of the rear garden. A survey and remediation plan has been obtained, refer to agent for further information.

**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 )

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 independant 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.

**Please Note**
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 and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide



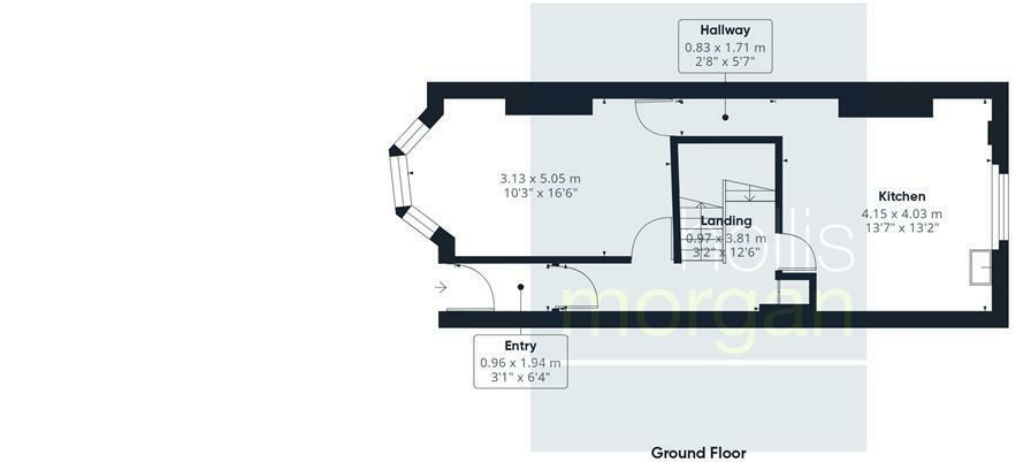



















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**Approximate total area**(1)

141.9 m²

1525 ft²

**Reduced headroom**

5.1 m²

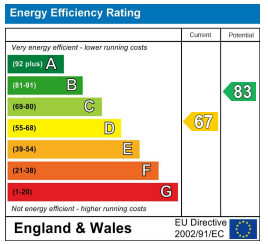
55 ft²

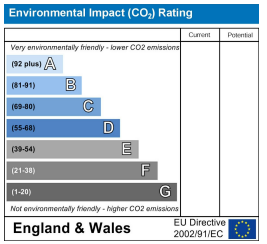
(1) Excluding balconies and terraces

Reduced headroom ..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360




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