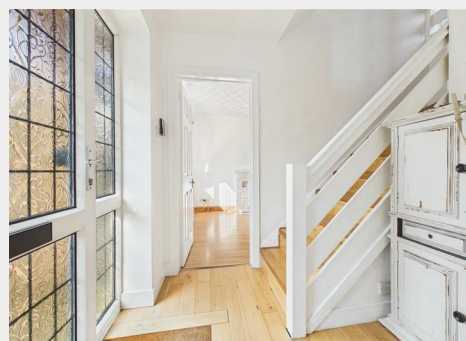
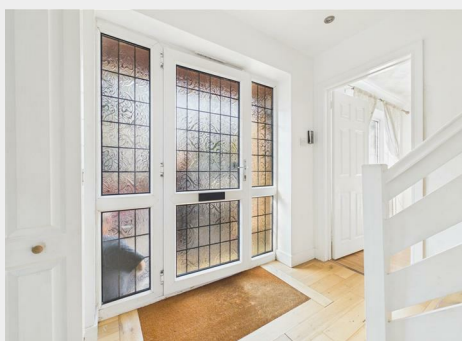
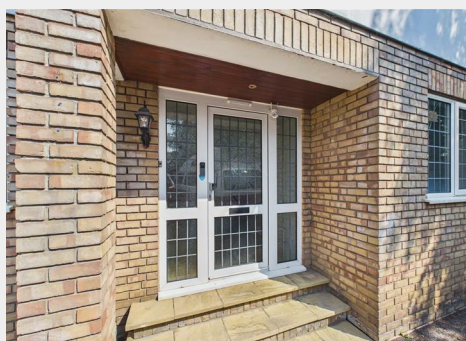


Tumbleweed House, 174A Rodway Road, Patchway, Bristol,

Auction Guide Price +++ £275,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 16TH SEPTEMBER 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- SEPTEMBER LIVE ONLINE AUCTION
- FREEHOLD DETACHED HOUSE
- SET BACK FROM ROAD | SCOPE FOR UPDATING
- GARAGE & VARIOUS OUTBUILDINGS
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – SEPTEMBER LIVE ONLINE AUCTION – A Freehold DETACHED 4 BED HOUSE (1535 Sq Ft) with scope for UPDATING | GARAGE and OUTBUILDINGS.

Tumbleweed House, 174A Rodway Road, Patchway, Bristol, BS34 5EE

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Tumbleweed House, 174A Rodway Road, Patchway, Bristol BS34 5EE

Lot Number 8

The Live Online Auction is on Wednesday 16th September 2026 @ 12:00 Noon
Registration Deadline is on Friday 11th September 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

Tumbleweed House is a Freehold detached family home (1535 Sq Ft) occupying a secluded position set back from the road with access via a private lane. The primary accommodation is arranged over 2 floors with a bright and airy entrance hall, kitchen diner with adjacent utility room plus a large reception room opening onto the rear garden whilst upstairs is the master bedroom with en suite plus 3 further bedrooms and family bathroom. There are gardens to rear plus various outbuildings and a large garage plus ample off street parking.
Please note there is a right of way on the lane from the neighbours for access to their garages.
Sold with vacant possession.

Tenure - Freehold
Council Tax - D
EPC - G

THE OPPORTUNITY

FAMILY HOME | UPDATING

The property has been a much loved family home for many years and would now benefit from updating to suit both investors and owner occupiers.
The flexible accommodation and outbuildings offer a wide range of space and storage in this quiet location set back from the road.
Please refer to independent rental appraisal.

RENTAL APPRAISAL

Having reviewed the property particulars, I believe it presents a solid investment opportunity, particularly for the professional sharers or student rental market in the Bristol area. Based on current demand and comparable properties, I would anticipate a rental income in the range of £2500 to £2800 per calendar month, subject to the property being presented to a good standard.

From a lettings perspective, properties in this location tend to perform well with families, offering consistent demand and strong occupancy levels when marketed correctly.

If you proceed with the purchase, I would be happy to support you with:

- Advice on any improvements to maximise rental value
- Full tenant find and referencing
- Ongoing property management, if required

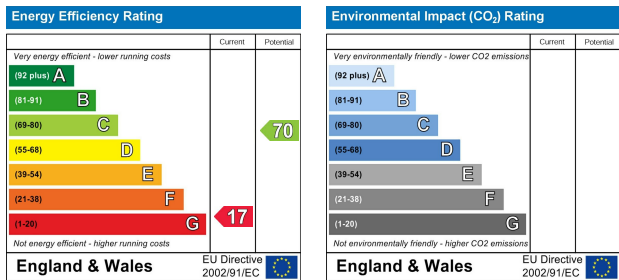
If you'd like to discuss this in more detail, feel free to call me on 07943 121 307 or email me at lauren.engley@thelettingexperts.co.uk for a no-obligation chat.

I look forward to helping you make the most of this investment opportunity.

Floor plan



EPC Chart



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Clifton

Bristol

BS8 4BT

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Email: post@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.