



# MAGGS & ALLEN

2 CLEVEDON TERRACE  
COTHAM, BRISTOL, BS6 5TX

**Guide Price: £550,000+**

- SOLD FOR £726,000 - December Auction
- Substantial Residential Investment Property
- 3 Large Flats & 2 Studio Flats
- Potential rental income of £70,000 PA
- Superb investment / break-up opportunity
- Highly desirable letting area
- 8-week completion



Auction & Commercial  
22 Richmond Hill, Clifton, Bristol, BS8 1BA

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)





#### FOR SALE BY AUCTION

This property is due to feature in our online auction on 18 December 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

#### VIEWINGS

By appointment

#### SUMMARY

SOLD FOR £726,000 LARGE RESIDENTIAL INVESTMENT PROPERTY IN PRIME LETTING AREA

#### DESCRIPTION

A striking four-storey Georgian end-terraced property, ideally positioned on the highly desirable Clevedon Terrace in Cotham. The building is arranged as three spacious self-contained flats and two studio apartments, offering a versatile and high-yielding investment.

The large ground floor flat is currently vacant and presents a superb opportunity for modernisation - ideal for investors looking to add value and enhance rental returns. The remaining flats are presented in good decorative order and are let to professional tenants. The basement flat benefits from direct access to a private rear garden, a rare and attractive feature in this area.

The property currently generates a strong annual rental income of £46,565.15, with significant potential to increase to approximately £70,000 per annum once the vacant flat has been refurbished and re-let.

Situated in one of Bristol's most desirable rental locations, this property appeals equally to professionals and students, ensuring consistent demand and excellent long-term returns.

#### LOCATION

Clevedon Terrace is a charming street in Cotham on the borders of Kingsdown and Redland, within a short walk of the University of Bristol, the city centre and St Michaels Hill. The property is conveniently situated for access to a wide range of bars, restaurants and the Everyman cinema on Whiteladies Road, a vibrant array of independent shops on Gloucester Road and ease of access to everything Bristol city centre has to offer. Local bus routes are located within a short walking distance whilst Redland train station is only 1/4 mile away. The area is immensely popular with professional and student tenants.

#### SCHEDULE OF ACCOMMODATION (Approx. Floor Areas)

BASEMENT FLAT - One-Bedroom Flat (56 m<sup>2</sup>)

GROUND FLOOR FLAT - One-Bedroom Flat (59 m<sup>2</sup>)

FIRST FLOOR FRONT - Studio Flat with shared bathroom (33 m<sup>2</sup>)

FIRST FLOOR REAR - Studio Flat with shared bathroom (20 m<sup>2</sup>)

SECOND FLOOR FLAT - Two-Bedroom Flat (62 m<sup>2</sup>)

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

#### RENTAL DETAILS

The flats are let on ASTs producing the following rents:

BASEMENT FLAT - £1,150pm

GROUND FLOOR FLAT - Currently vacant, potential rent of £1200pm when renovated

FIRST FLOOR FRONT - £900pm

FIRST FLOOR REAR - £750pm

SECOND FLOOR FLAT - £1400pm

#### TENURE

The property is for sale on a freehold basis, subject to the existing ASTs outlined above.

#### COMPLETION

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

#### 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.

#### ENERGY PERFORMANCE CERTIFICATE (EPC) RATINGS

Basement Flat - C

Ground Floor Flat - F

First Floor (front) - E

First Floor (rear) - E

Second Floor - D

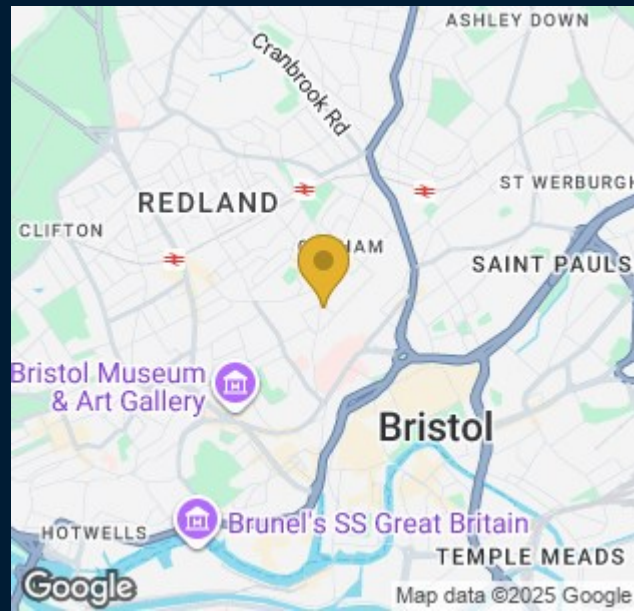
#### LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services.

Contact Jessica Archer and her team on 0117 9499000 or email [lettings@maggsandallen.co.uk](mailto:lettings@maggsandallen.co.uk).

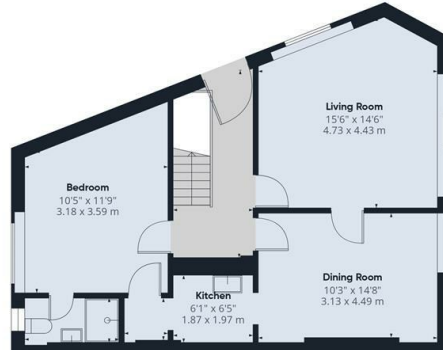
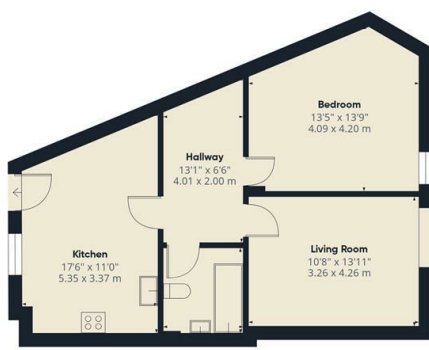




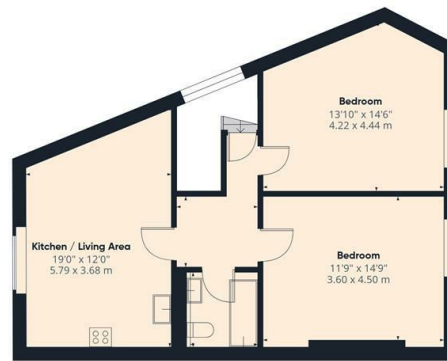
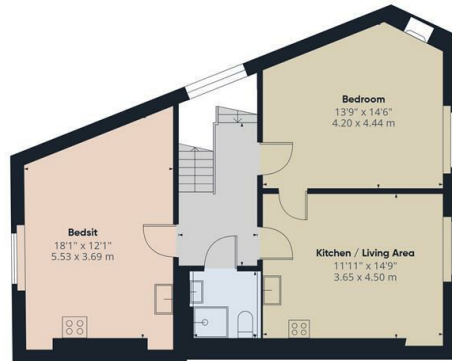


Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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.





Approximate total area<sup>™</sup>  
2644 ft<sup>2</sup>  
245.5 m<sup>2</sup>



(1) Excluding balconies and terraces

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

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