



11 Oldfield Place, Hotwells, Bristol, BS8 4QJ  
£525,000

Hollis Morgan - INVESTORS ONLY - An elegant Victorian Terraced House is currently arranged as a fully licenced 5 Double Bedroom HMO is let for 2022/23 academic year at £2,450 per month i.e. £29,400 per annum which would offer a gross yield of 5.6%.

- **\*\*\*INVESTORS ONLY\*\*\***
- 5 Bedroom HMO
- Excellent Investment Opportunity
- Prime Rental Location
- Excellent Water Views
- 5.6% yield

### The Property

**\*INVESTORS ONLY\***

The Property is already let for the 2022/23 academic year at £2,450 per month i.e. £29,400 per annum which would offer a gross yield of 5.6%.

This elegant Victorian Terraced house is currently arranged as a fully licenced 5 Double Bedroom HMO. The ground floor of the property comprises two bedrooms to the right of the hallway and to the rear a fully fitted kitchen with adjoining utility room with access to a spacious courtyard garden.

The first floor benefits from a spacious front living room with balcony and stunning water views over Cumberland Basin. Bedrooms 3 and 4 are off the landing along with a bathroom with bath and shower over and separate w/c. Bedroom 5 occupies the top floor and offers a fantastic view of Hotwells and Clifton. Finally there is also a large loft space next to bedroom 5 which has the potential to be developed into a further bedroom subject to appropriate consents.

### Location - Hotwells

Hotwells, with its charming mix of architecture from George Tully's Dowry Square dating from 1720 to the maritime influence of the nearby Harbourside district, is amongst the most sought after locations in the City. Excellent amenities with independent shops, boutiques, cafes, bars and restaurants which can be found in nearby Clifton Village, Whiteladies Road and the Triangle with the University of Bristol and UWE Bower Ashton being close by. Brunel's Clifton Suspension Bridge provides a gateway to the Ashton Court Estate with its woodlands, mountain bike trails and walks whilst there is excellent access to the exciting Harbourside district, The City Centre and Temple Meads.

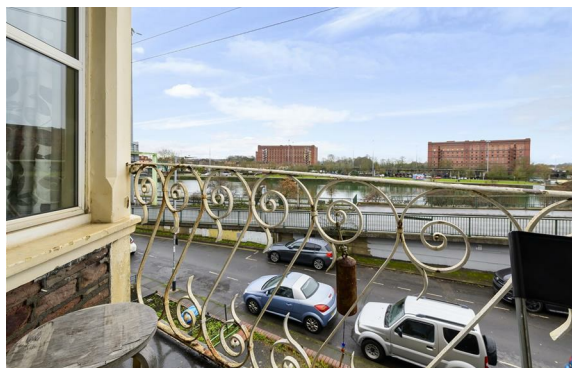
### Other Information

Tenure: Freehold

Council Tax Band: D

### Please Note

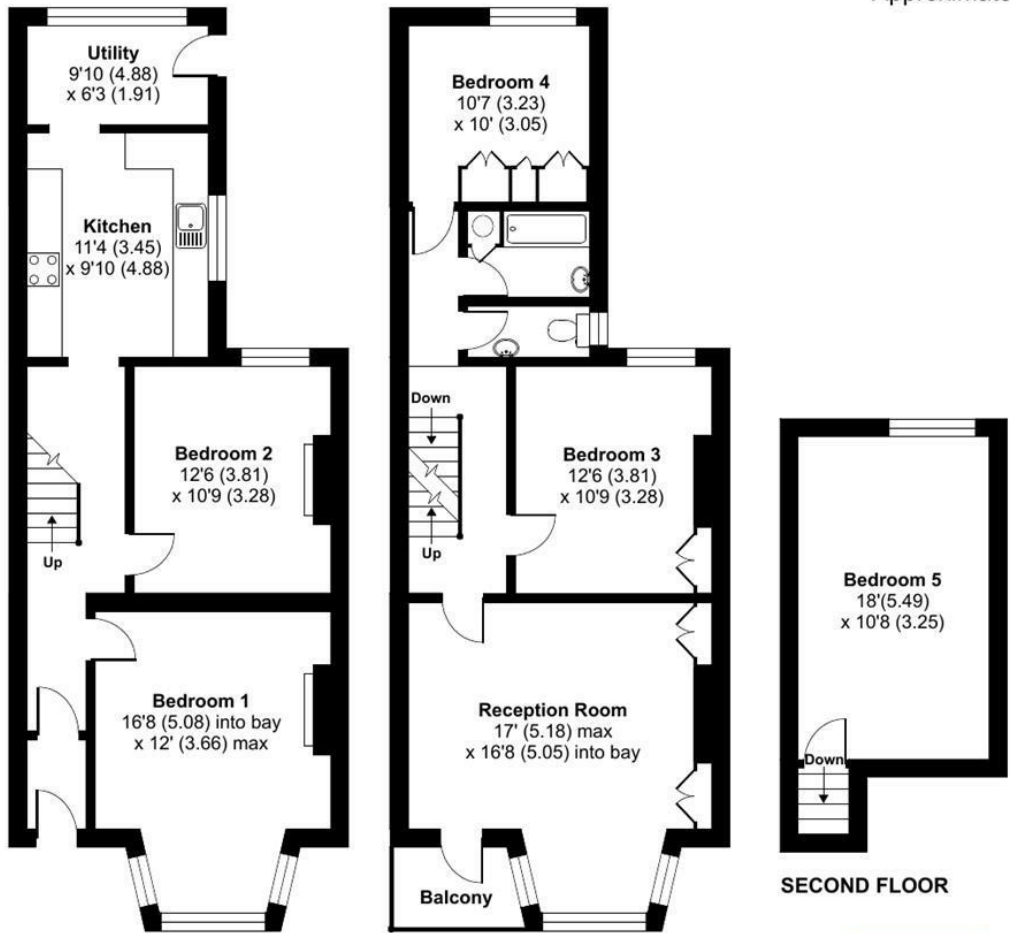
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# Oldfield Place, Hotwells, Bristol, BS8

Approximate Area = 1513 sq ft / 140.5 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2022. Produced for Hollis Morgan. REF: 806089



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	77		
	59		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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