

estate agents **auctioneers**

**hollis  
morgan**



7 Oldfield Place, Hotwells, Bristol, BS8 4QJ

£575,000

A three story licensed student investment property producing £42,000 PA ( Sold as an on going concern)

- Licensed H.M.O.
- Income for 23/24 - £42,000 PA
- Sold with Tenants in Situ
- Investment Opportunity
- Potential to Increase Rental Yield
- 6 Bedrooms
- Gas Central Heating
- Low Maintenance Garden

### The Property

A large and cleverly configured licensed H.M.O which is fully let to students for the 23/24 academic year, producing £42,000 per annum (7.3%). There is scope to increase rents further to circa £47,000 pa ( £650 per room) if basic cosmetic updating was carried out throughout.

This Victorian property offers convenient and comfortable living laid over three floors. This property boasts large and expansive rooms throughout.

Situated on the ground floor is the living room which is truly a standout feature of this Victorian property. Its generous size provides abundant space for socializing and relaxation. Moreover, it benefits from a small balcony that offers delightful views overlooking the River Avon and beyond. There is also a well-equipped kitchen/dining room which offers plenty of space for cooking, dining, and entertaining.

The rear door from the kitchen opens out to a low maintenance back garden providing a great space for relaxation and entertaining.

The property comprises a total of six bedrooms, all of which are generously sized and can comfortably accommodate double beds. Each bedroom also offers enough space for work desks and sufficient wardrobe storage.

The property also features two bathrooms.

### Location

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.

### Futher Information

Tenure - Freehold

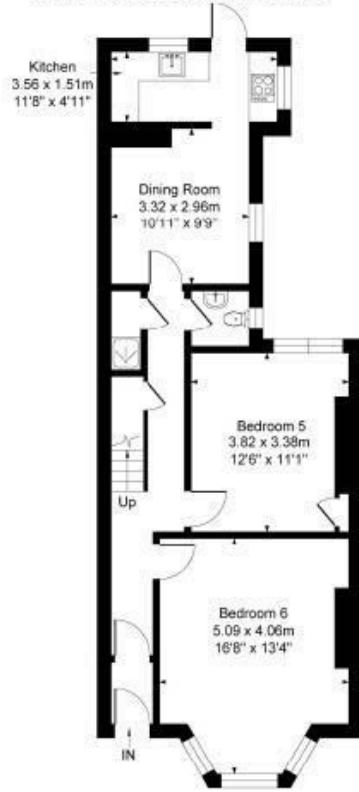
### Please Note

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 angle lens.



APPROX. GROSS INTERNAL FLOOR AREA 1764 SQ FT 163.85 SQ METRES

TOTAL APPROX. 675 SQ FT 62.69 SQ METRES



GROUND FLOOR

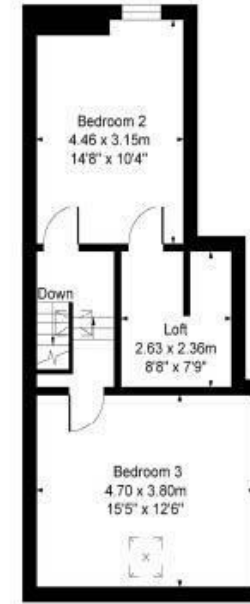
TOTAL APPROX. 612 SQ FT 56.87 SQ METRES



FIRST FLOOR



TOTAL APPROX. 477 SQ FT 44.29 SQ METRES



SECOND FLOOR

Illustrated for identification purposes only, measurements are approximate, not to scale.

TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

[www.hollismorgan.co.uk](http://www.hollismorgan.co.uk) | [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)

Hollis Morgan Property Limited, registered in England, registered no 7275716  
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
	75		
	61		
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

hollis  
morgan

---