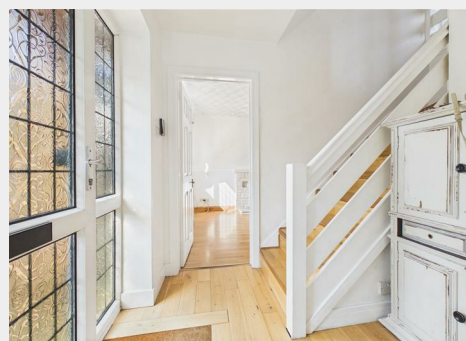
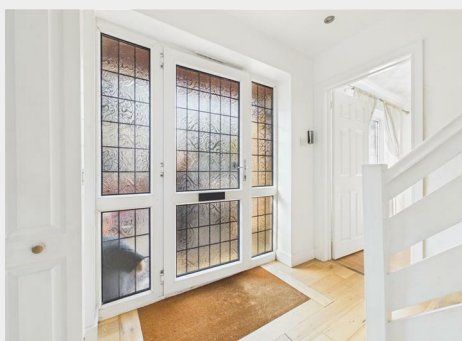
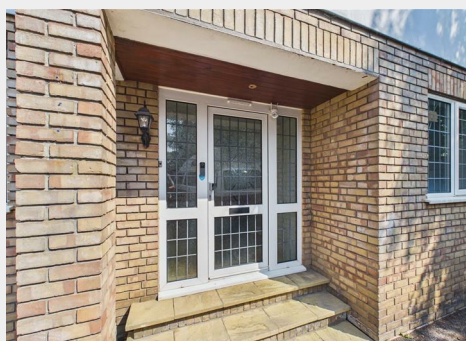


Tumbleweed House, 174A Rodway Road, Patchway, Bristol,

Auction Guide Price +++ £275,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 16TH SEPTEMBER 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- 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 TBC

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 - TBC | On Order

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.

LOCATION

The property is located in the Bristol suburb of Patchway, just off the M4/M5 Interchange, offering excellent geographical access to Aztec West and Woodlands business parks, Cribbs Causeway, and the Aerospace Industries. In addition to its prime road links, the property is conveniently positioned near Patchway train station, providing direct rail connections to Bristol Temple Meads (approx. 14 minutes) and Cardiff Central. The property also benefits from its close proximity to the Brabazon development, a major ongoing project transforming the former Filton Airfield. Currently under construction, this new urban quarter is set to further enhance the area with a massive 15-acre public park, a new dedicated railway station, and the much-anticipated YTL Arena Bristol, which is scheduled for completion in 2028

SOLICITORS & COMPLETION

Solicitor Contact - TBC

EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.

IMPORTANT AUCTION INFORMATION



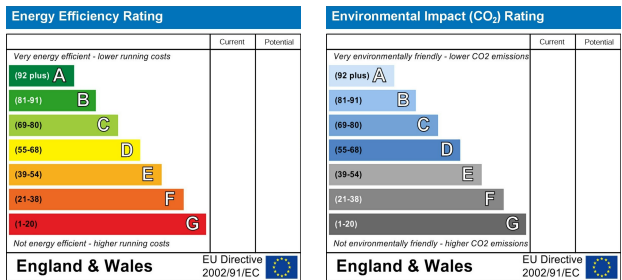
9 Waterloo Street
Clifton
Bristol
BS8 4BT
Tel: 0117 973 6565
Email: post@hollismorgan.co.uk
www.hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered 7275716.
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

Floor plan



EPC Chart



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.