

## Flats 1 - 4, 81 Devon Road, Easton, Bristol, BS5 6ED

Auction Guide Price +++ £550,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 12TH MARCH 2025
- VIDEO TOUR COMING SOON
- LEGAL PACK COMPLETE
- VIEWINGS - REFER TO DETAILS
- MARCH LIVE ONLINE AUCTION
- FREEHOLD INVESTMENT BLOCK
- 4 STYLISH APARTMENTS
- FULLY LET | £65,520 PA UNTIL 2029
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – MARCH LIVE ONLINE AUCTION – A Freehold BLOCK OF 4 X FLATS ( 1463 Sq Ft ) converted in 2021 | INVESTMENT producing £65,550 PA LET UNTIL 2029

# Flats 1 - 4, 81 Devon Road, Easton, Bristol, BS5 6ED

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Flats 1 - 4 81 Devon Road, Easton, Bristol BS5 6ED

Lot Number 51

The Live Online Auction is on Wednesday 12th March 2025 @ 17:30  
Registration Deadline is on Monday 10th March 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose 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

A Freehold end of terrace property converted in 2021 into 4 self contained residential units and we are informed it benefits from a 10 year structural warranty & Insurance Backed Guarantee on the flat roofs.

Flat 1 – Studio | 336 Sq Ft

Ground Floor – Private Entrance | Open Plan Studio | Bathroom

Flat 2 – Maisonette | 358 Sq Ft

Ground Floor – Reception | Kitchen

First Floor – Bedroom | Bathroom

Flat 3 – Flat | 306 Sq Ft

Ground Floor – Private Entrance | Open plan Kitchen / Living Space |  
Bedroom | En Suite | Decking Area

Flat 4 – Maisonette | 368 Sq Ft

First Floor – Open plan Kitchen / Living Space

Top Floor - Bedroom | Bathroom

Sold subject to existing tenants.

Tenure - Freehold

Council Tax - Band A

EPC - C, C, D, C

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

FREEHOLD INVESTMENT | £65,520 PA

The flats are let on individual 5 year AST contracts ( Start: 01/11/24 - Finish: 01/11/29 ) to supported living tenants.  
£1,365 pcm per flat | Total £65,520 pa  
Please refer to online legal pack for copy of the lease.

We understand the landlord covers the building insurance at circa £100 pcm but tenants cover individual utilities etc.

### LOCATION

Devon Road is one of the main link roads within Whitehall and Easton providing direct access to the City Centre and St. Georges Park. Local amenities and services are all within close proximity including the vibrant Church Road which boasts an array of independent retailers, convenience stores, bars and restaurants. Bristol City Centre is approximately two miles away.



9 Waterloo Street

Clifton

Bristol

BS8 4BT

Tel: 0117 973 6565

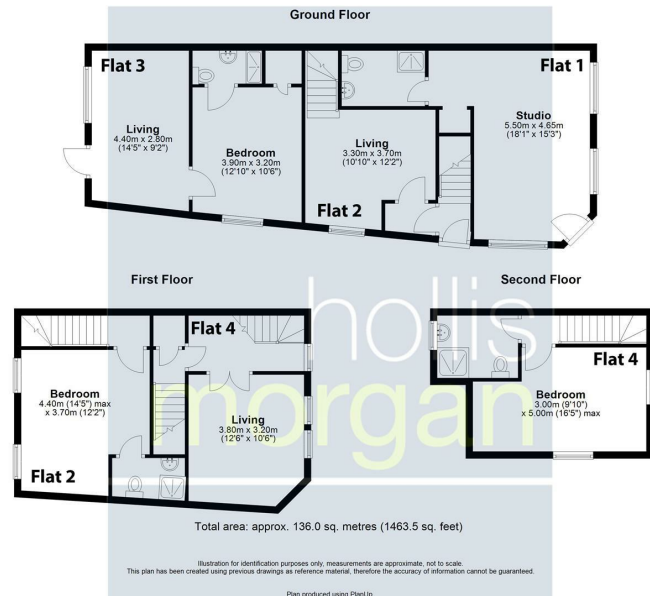
Email: post@hollismorgan.co.uk

www.hollismorgan.co.uk

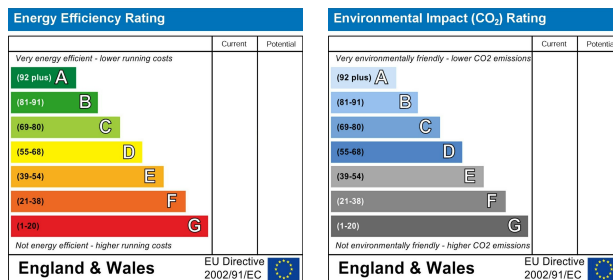
Hollis Morgan Property Limited, registered in England, registered 7275716.

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.