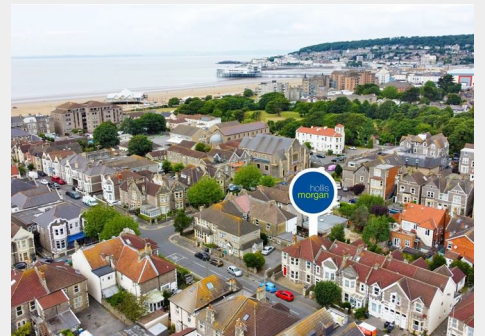


## 31 Clevedon Road, Weston-Super-Mare, North Somerset, BS23

Sold @ Auction £345,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 18TH SEPTEMBER 2024
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- SOLD @ SEPTEMBER ONLINE AUCTION
- FREEHOLD PERIOD HOUSE
- 6 BED HMO | £45,600 PA | 1944 Sq Ft
- SCOPE - BASIC UPDATING / BED 7
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – SEPTEMBER LIVE ONLINE AUCTION – A Freehold LARGE PERIOD HOUSE ( 1944 Sq Ft ) with GARDEN and PARKING arranged as 6 BED | 5 BATH HMO - £45,600 PA with scope for BASIC UPDATING.

# 31 Clevedon Road, Weston-Super-Mare, North Somerset, BS23 1DB

## Accommodation

**FOR SALE BY LIVE ONLINE AUCTION**  
**\*\*\*SOLD @ SEPTEMBER ONLINE AUCTION\*\*\***

GUIDE PRICE £325,000 +++  
 SOLD @ £345,000

ADDRESS | 31, Clevedon Road Weston-Super-Mare, North Somerset, BS23 1DB

Lot Number 18  
 The Live Online Auction is on Wednesday 18th September 2024 @ 17:30  
 Registration Deadline is on Monday 16th September 2024 @ 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

An imposing end of terrace Freehold period property occupying a prominent position just moments from Weston Sea Front. The property is set back from the road with tandem parking space and side access to the rear garden. The spacious accommodation ( 1944 Sq Ft ) arranged over two floors with 7 bedrooms plus 4 en suites plus shared bathroom, communal lounge and separate kitchen.

Sold subject to existing tenants

Tenure - Freehold

Council Tax - C

EPC - E

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

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

FREEHOLD HMO INVESTMENT | £45,600 pa

The property has been a successful HMO investment and has scope for an income of £45,600 pa

Fully licensed HMO for 6 rooms.

There is scope for some basic updating and potential to further increase the rental income.

Potential for Bedroom 1 to be utilised as an independent letting room ( 7th bedroom ) or to create studio flat with adjoining room ( subject to consents )

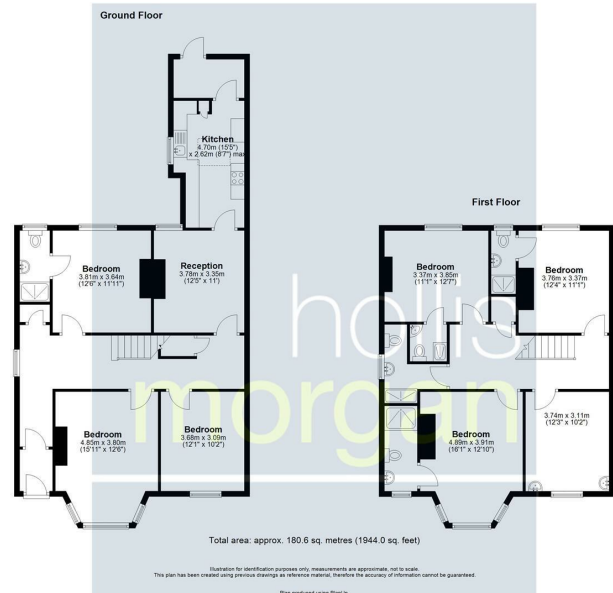
### SCHEDULE OF INCOME ( AST )

- Room 1 – Currently used as landlords store / office.
- Room 2 – £600 pcm | Commenced 11th May 2024
- Room 3 – £660 pcm | 1st Aug 2023
- Room 4 – £660 pcm | Let agreed
- Room 5 – £560 pcm | 2016 (due for review)
- Room 6 – £660 pcm | Let agreed
- Room 7 – £660 pcm | 1st May 2024

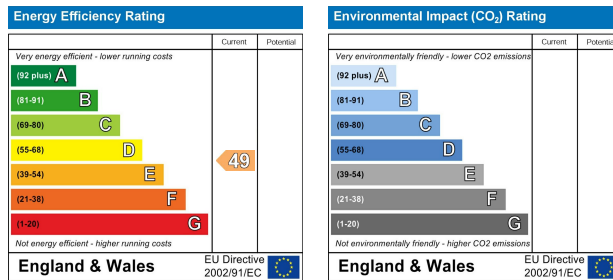
### FAMILY HOME

The property would suit conversion back into a large 4 + bedroom family home with scope to extend to the rear.  
 Subject to vacant possession and any necessary consents.

## Floor plan



## EPC Chart



9 Waterloo Street  
 Clifton  
 Bristol  
 BS8 4BT



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## 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.