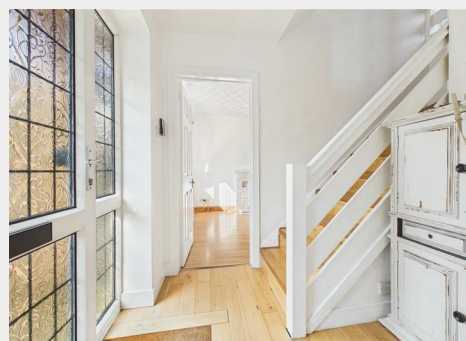
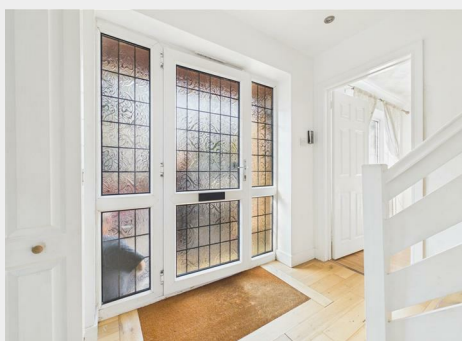
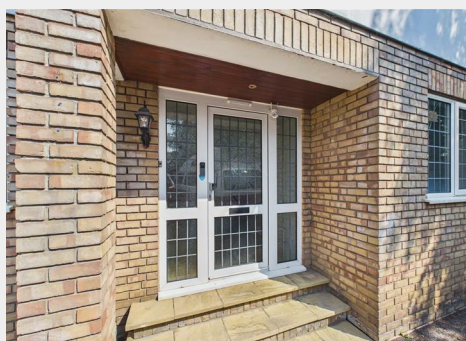


Tumbleweed House, 174A Rodway Road, Patchway, Bristol,

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

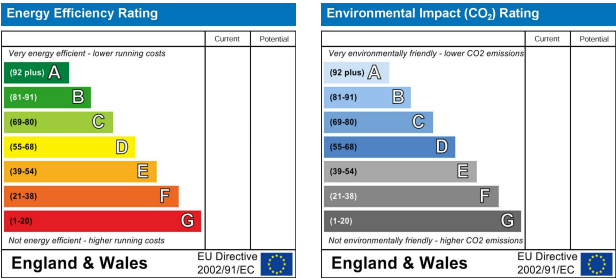
FAMILY HOME | UPDATING

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.

Floor plan



EPC Chart



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Hollis Morgan Property Limited, registered in England, registered 7275716.
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Auction Property Details Disclaimer

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Please refer to our website for further details.