

## 30 Dryleaze Road, Frenchay, Bristol, BS16 1HL

Auction Guide Price +++ £475,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 23RD APRIL 2025
- VIDEO TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- APRIL LIVE ONLINE AUCTION
- SEMI DETACHED HOUSE
- 6 BED | 4 BATH | GARAGE | GARDEN
- SCOPE FOR £50,526 pa
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – APRIL LIVE ONLINE AUCTION – A Freehold 6 BED | 4 BATH HMO INVESTMENT with GARAGE and GARDEN | Scope for £50,526 pa

# 30 Dryleaze Road, Frenchay, Bristol, BS16 1HL

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 30 Dryleaze Road, Frenchay, Bristol BS16 1HL

Lot Number 36

The Live Online Auction is on Wednesday 23rd April 2025 @ 17:30  
Registration Deadline is on Monday 21st April 2025 @ 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

A Freehold semi detached property with spacious accommodation ( 1700 Sq Ft ) arranged over 3 floors with enclosed rear garden, integral garage and off street parking. The property was converted in 2015 into a purpose built HMO investment with spacious open plan kitchen / diner / living space opening onto the rear garden plus 6 bedroom and 4 bathrooms. Sold subject to existing tenants.

Tenure - Freehold

Council Tax - Band C

EPC - C

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

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

HMO INVESTMENT

The property offered in good decorative order and is let to professional tenants producing £3900 pcm | £46,800 pa but with scope for £4210.50 pcm | £50,526 pa

GARAGE | BED 7

There may be scope to convert the garage into bedroom 7 subject to consents.

This would add circa £8,000 pa to the income if a 7th bedroom was created.

### CURRENT SCHEDULE OF INCOME

All let to professional tenants on AST inclusive of bills.

Room 1 - £650 pcm ( Moved in 30/9/24 )

Room 2 - £650 pcm ( 31/7/24 )

Room 3 - £650 pcm ( 31/11/24 )

Room 4 - £600 pcm ( 30/3/24 )

Room 5 - £590 pcm ( 16/2/20 )

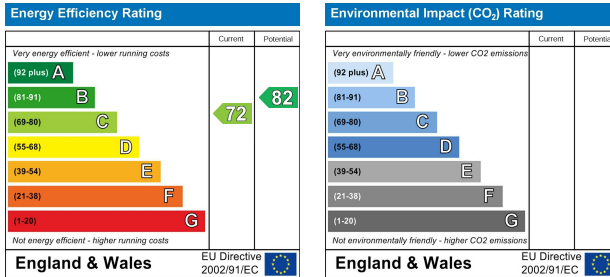
Room 6 - £760 pcm ( 14/2/25 )

Total - £3900 pcm | £46,800 pa

## 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

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.