



6 Lynde Close, Bristol, BS13 9LF

£465,000

Presenting a unique investment opportunity, this semi-detached house, currently listed for sale, is a licensed HMO with an impressive yield of 8.9%, generating just over £45,000 per year. The potential to increase this yield only adds to the appeal of this property. Neutrally decorated throughout, it boasts a total of six bedrooms, making it perfect for rental opportunities. In addition to the main house, there is an annexe in the garden that includes a bedroom, an open plan lounge/kitchen, and a bathroom.

The property has been heavily extended to provide expansive accommodation. The main residence features six rentable rooms, a communal kitchen/dining/living space, and a bathroom on each floor. This layout is ideal for tenants looking for a shared yet comfortable living environment. The loft has been boarded and plastered with velux style windows and has potential (STPP & BR).

The property comes with an energy performance certificate (EPC) rating of E, which potential investors may wish to consider when calculating running costs. As for council tax, it currently falls within band A.

Being sold with tenants in situ, the new owner can expect immediate rental income, making this an attractive proposition for investors. This property is a rare find, offering significant income potential and flexibility.

Entrance Hall

Kitchen / Diner

17'3" x 16'2" (5.27 x 4.93)



Bedroom One

11'2" x 8'0" (3.42 x 2.46)



Bedroom Two

13'9" x 7'7" (4.21 x 2.33)



Bedroom Three

10'2" x 9'10" (3.12 x 3.00)

Ground Floor Shower Room



First Floor Landing

Bedroom Four

16'0" x 11'8" (4.88 x 3.58)



Bedroom Five

16'2" x 8'11" (4.93 x 2.73)

Bedroom Six

10'8" x 7'7" (3.27 x 2.33)



Open Plan Kitchen / Diner / Sitting Room

19'10" x 11'1" (6.06 x 3.40)



Bathroom

7'9" x 5'5" (2.37 x 1.67)



Bedroom One

11'2" x 8'10" (3.42 x 2.71)



Additional WC

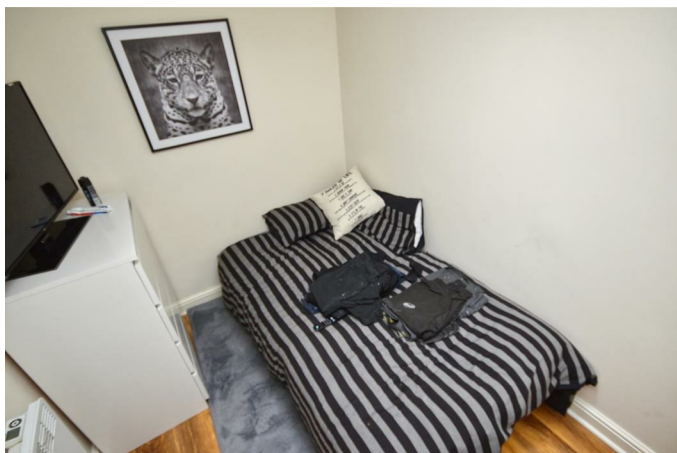
Outside



Separate Annex

Bedroom Two

7'7" x 6'5" (2.33 x 1.97)



Bathroom

11'4" x 4'8" (3.46 x 1.44)



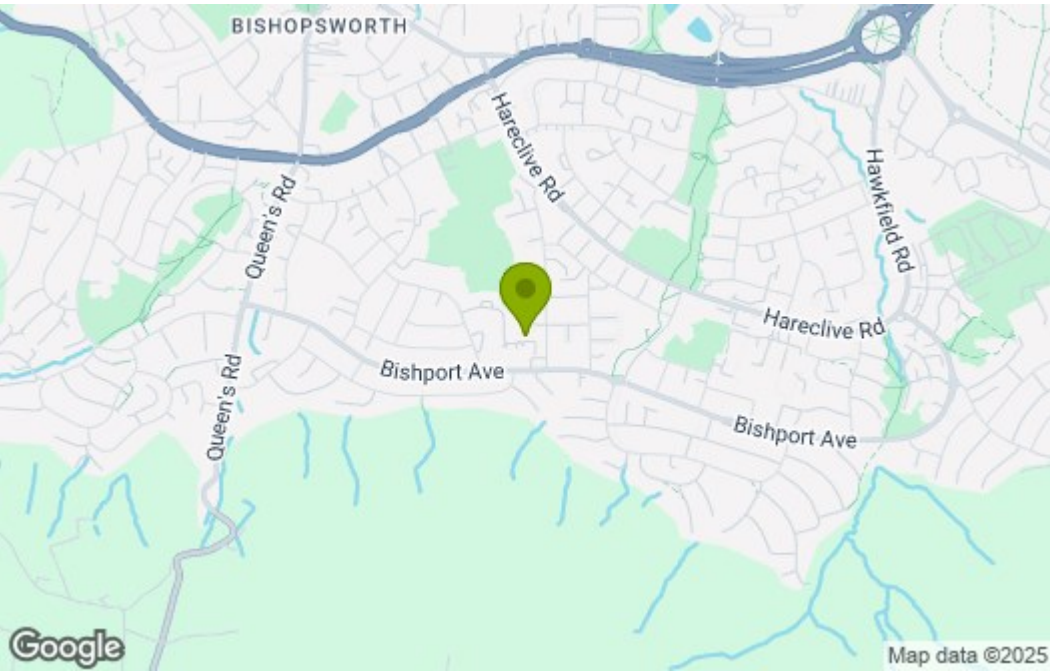
Agents Note

Please note the construction of this property is a Cornish which was rebuilt with a PRC certificate. Your mortgage lender will need to be informed of this. If you have any queries regarding this please do ask one of our agents.

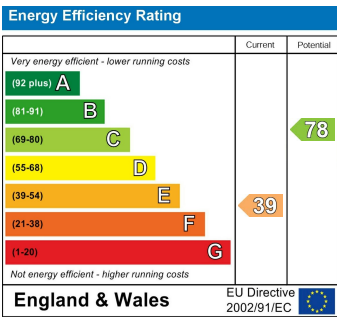
Floor Plan



Area Map



Energy Efficiency Graph



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