



Station Road, Filton, Bristol BS34
£400,000

Large HMO | Freehold

Very spacious, this semi-detached HMO already features six lettable rooms, plus a large kitchen/breakfast room and a long lounge/diner. There is a shower room downstairs and a bathroom upstairs. Also on the first floor is a full-length room out of which a start has been made to create a seventh bedroom and another shower room.

Council Tax Band: Band B (£2127.69 per annum 2026/27). (South Gloucestershire Council)
Tenure: Freehold
Parking options: Off Street
Garden details: Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

GROUND FLOOR:

Open Porch

Half double-glazed door into...

Entrance Hall

Staircase rising to first floor; picture rail; radiator.

Shower Room

White w.c., wash basin and shower tray, with Mira shower and tiled walls.

Kitchen/Breakfast

w: 10' 1" x l: 21' (w: 3.07m x l: 6.4m)
Half double-glazed door and double-glazed window to rear; fitted base and wall units in woodgrain effect, with matching worktops and tiled splashbacks; single-bowl single-drainer stainless steel sink with mixer tap; electric cooker; plumbing for washing machine; space for fridge/freezer and other appliances; doorway into...

Lounge/Diner

w: 7' 4" x l: 20' 8" (w: 2.24m x l: 6.3m)
Double-glazed window to rear; radiator.

Bedroom One

w: 9' 5" x l: 23' 7" (w: 2.87m x l: 7.19m)
Comprising two rooms; double-glazed window to rear; radiator.

Bedroom Two

w: 11' 5" x l: 13' 9" (w: 3.48m x l: 4.19m)
Double-glazed bay window to front; radiator.

Bedroom Three

w: 6' 10" x l: 15' (w: 2.08m x l: 4.57m)
Double-glazed window to front; double radiator.

FIRST FLOOR:

Landing

Timber balustrade; picture rail; loft hatch.

Bedroom Four

w: 6' 10" x l: 25' 2" (w: 2.08m x l: 7.67m)
Unfinished full-length room out of which two bedrooms and a shower room is being created (buyers will have an opportunity to influence the final layout); double-glazed windows to front and rear.

Bedroom Five

w: 9' 6" x l: 14' 1" (w: 2.9m x l: 4.29m)
Double-glazed window to rear; range of built-in cupboards and wardrobes, including one housing gas-fired combi boiler; picture rail; radiator.

Bedroom Six

w: 8' 5" x l: 12' (w: 2.57m x l: 3.66m)

Double-glazed window to front; picture rail; radiator.

Bedroom Seven

w: 9' 3" x l: 8' 10" (w: 2.82m x l: 2.69m)
Double-glazed window to front; radiator.

Bathroom

w: 5' 11" x l: 7' 1" (w: 1.8m x l: 2.16m)
Frosted double-glazed window to rear; white panelled bath with matching panelled walls, Triton Cara shower and curtain rail; white w.c. and pedestal wash basin, with tiled surround; radiator.

EXTERNAL:

Frontage

Lawn and concrete parking for 2/3 cars; fenced to both sides.

Rear Garden

South-facing gravel sitting out area with fenced surround.

LOCATION:

This house has traditionally, and currently is, let to students, with UWE being so close by. But being so well placed for the rail network (two rail stations within walking distance, including Bristol Parkway), and with so many major employers in the general area, not least the MoD at Abbey Wood, one thinks this could also lend itself to professional lets, or a large AirBnB.

GENERAL:

Tenure

Freehold.

Council Tax Band

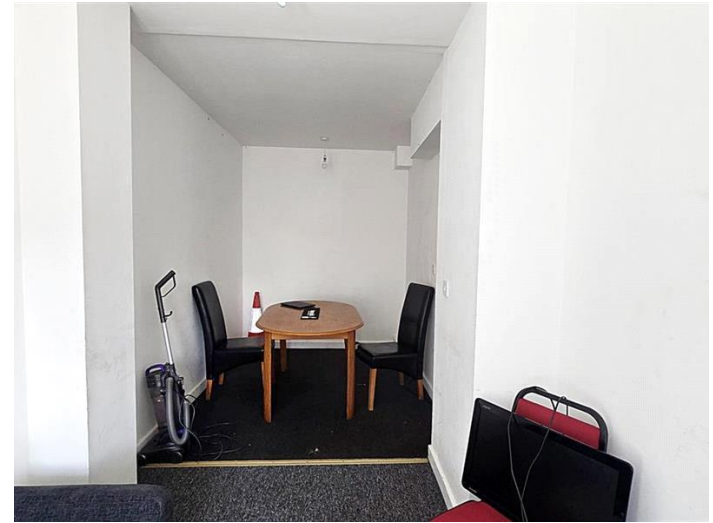
Band B (£2127.69 per annum 2026/27).

IMPORTANT:

These particulars do not constitute nor form part of any offer of contract, nor may they be regarded as representative. Measurements are approximate. No services, appliances or fittings described in these particulars have in any way been tested by Haighs and it is therefore recommended that any prospective buyer satisfies themselves as to their operating efficiency before proceeding with a purchase. Photographs are used only to give an impression of the general size and style of the property, and it should not be assumed that any items shown within these pictures (internal or external) are to be included in the sale. Prospective purchasers should satisfy themselves of the accuracy of any statements included within these particulars by inspection of the property. Anyone wishing to know specific information about the property is advised to contact Haighs prior to visiting the property, especially if in doing so long distances are to be travelled or inconvenience experienced.

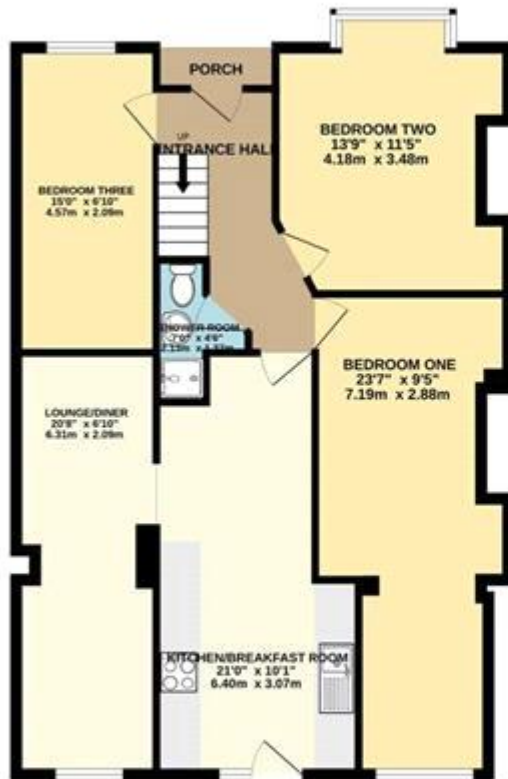
INTERESTED?

If you would like to submit an offer to purchase this property, subject to contract, please contact Haighs. In order for us to process your offer and to give our clients our best advice, we will require evidence of how you intend to fund your proposed purchase, and we may ask you to discuss, without initial cost or obligation, your proposal with an Independent Financial Adviser of our choosing for further verification. Should your offer prove to be acceptable, subject to contract, we will need to see identification documentation in line with Money Laundering Regulations.

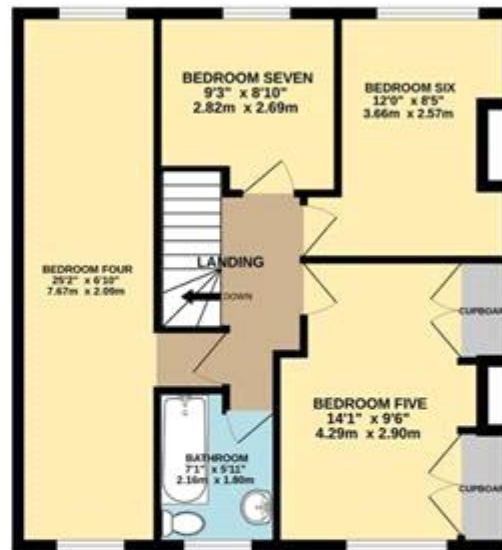


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

GROUND FLOOR
841 sq.ft. (78.1 sq.m.) approx.

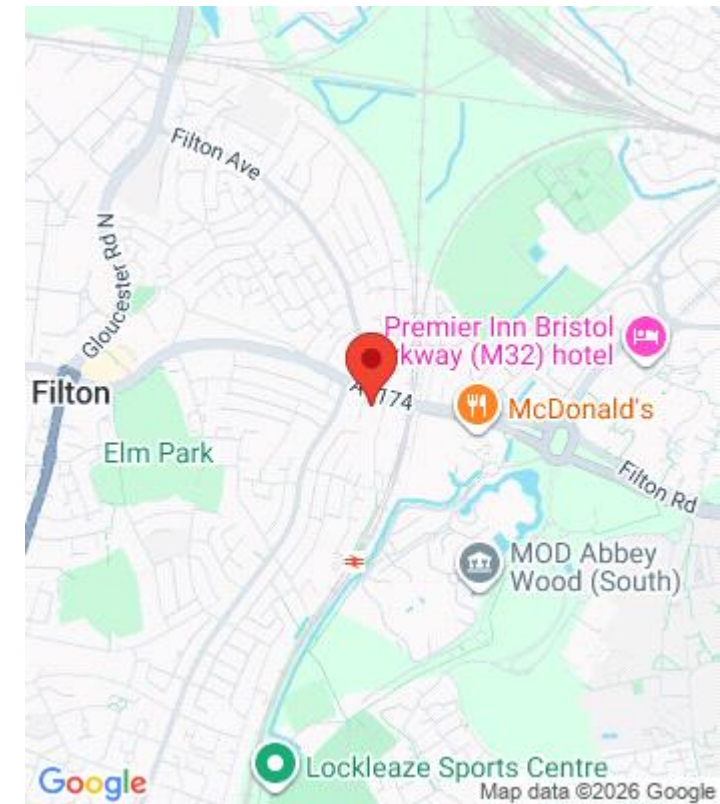


1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA: 1460 sq.ft. (135.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Menpex 5/2026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.