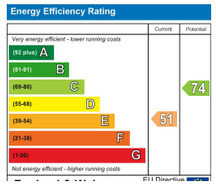

83 Mount Road, Southdown, Bath, BA2 1LJ
Approx. Gross Internal Area
Main House = 1,442 sq ft / 134 sq m
Garage = 260 sq ft / 24 sq m
Total Area = 1,702 sq ft / 158 sq m

KEY

- Kitchen
- Living Area
- Bedroom
- Bathroom
- Storage

Zest, 1a Mile End, London Road, Bath, BA1 6PT
happytohelp@zestlovesproperty.com
01225 481010

VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER:: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

ZEST ESTATE AGENTS

1A MILE END
LONDON ROAD
BATH
BA1 6PT

T: 01225 48 10 10
E: HAPPYTOHELP@ZESTLOVESPROPERTY.COM

BRITISH PROPERTY AWARDS 2017 GOLD WINNER ESTATE AGENT IN SOUTH WEST - SOMERSET
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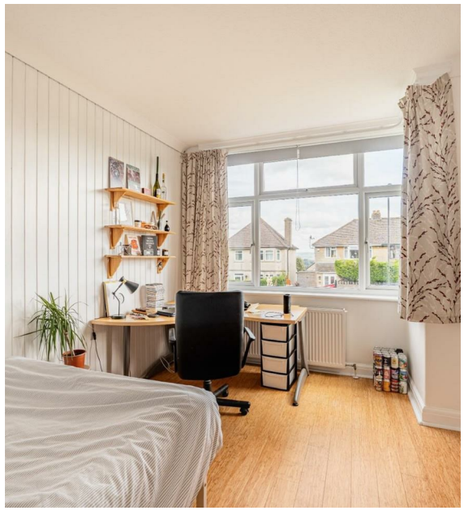
FOR SALE

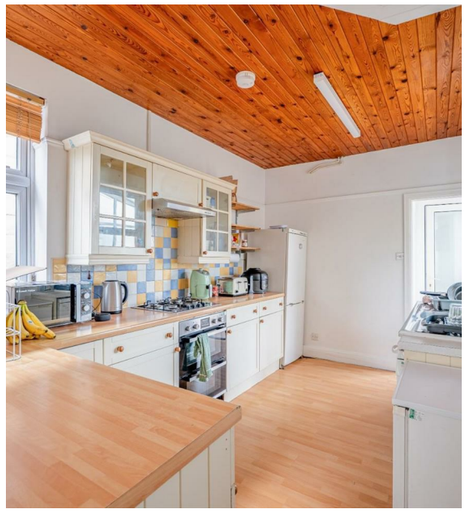
MOUNT ROAD, BATH
SOUTHDOWN BA2 1LJ

GUIDE PRICE £535,000

5 BEDROOM HOUSE

- A semi detached 5 bedroom HMO
- Current tenancy, £3400pcm until 30th June 2026, plus £85pcm for the rental of the garage. Yield of 7.8%
- Front and rear gardens, garage
- Five bedrooms, two bathrooms, living and kitchen area, conservatory
- Close to local shops of Moorland Road and
- Freehold. Council tax band D. EPC rating E.





This generously sized five-bedroom HMO, ideally located near local shops in a highly sought-after area. This exceptional investment property is being sold as a limited company, offering potential buyers a significant advantage with a reduced stamp duty rate of just 0.5%. The accommodation features a versatile living/dining/kitchen area, five well-appointed bedrooms, two modern bathrooms, and a conservatory, all equipped to meet the needs of student living.

Currently, there is a tenancy in place generating £3,400 per month, valid until June 30, 2026, plus an income of £85pcm for the garage. The property also boasts gardens to both the front and rear, as well as a garage for added convenience.

Location

Within easy reach of local shops on both Southdown Road and Mount Road, as well as being close to the thriving Moorland Road with its range of local shops, bars and local railway station. The city centre is less than two miles away, while the location is also excellent for access to both Hayesfield and Beechen Cliff schools. The house is also well served by a regular bus service into the centre of Bath (the No 1 route), and the M4 can be accessed without having to go through the city centre.