



**1 Livingstone Terrace, Bath, BA2 3LE**  
 Gross Internal Area (Approx.)  
 Total Area = 142 sq m / 1,528 sq ft



**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**

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**LIVINGSTONE TERRACE, BATH  
 BA2 3LE  
 6 BEDROOM HOUSE**

**GUIDE PRICE  
 £550,000**

- A fabulously positioned 6 bedroom HMO, the perfect investment property
- Six bedrooms, two bathrooms, living room, kitchen/breakfast room
- Freehold. EPC rating E. Council tax band D.
- Tenants in situ until July 2026, currently let for £3480pcm, Yield of 7.6%.
- In the heart of Oldfield Park



#### DESCRIPTION

A rare opportunity to purchase a perfectly positioned 6 bedroom HMO in the heart of Oldfield Park. This spacious property provides accommodation spread over three floors comprising a kitchen/breakfast room, living room, six bedrooms and two bathrooms. Level garden to the rear. Close to all the local amenities with easy access into the city centre. Permit parking.

to the city and Oldfield Park railway station (just 0.4 miles away) with its connection to Bristol Temple Meads and Bath Spa station. There are local schools nearby including Oldfield Park Junior School, Moorlands Infant School, Hayesfield Girls School and Beechen Cliff. The property is also close to university bus routes for Bath Spa University and Bath University.

#### LOCATION

Oldfield Park is a popular location and close to Moorland Road shopping parade with its vast array of independent shops, cafes, takeaways and small supermarket. Oldfield Park further benefits from Doctors' surgery, vets and a dental practice. This location offers easy access

