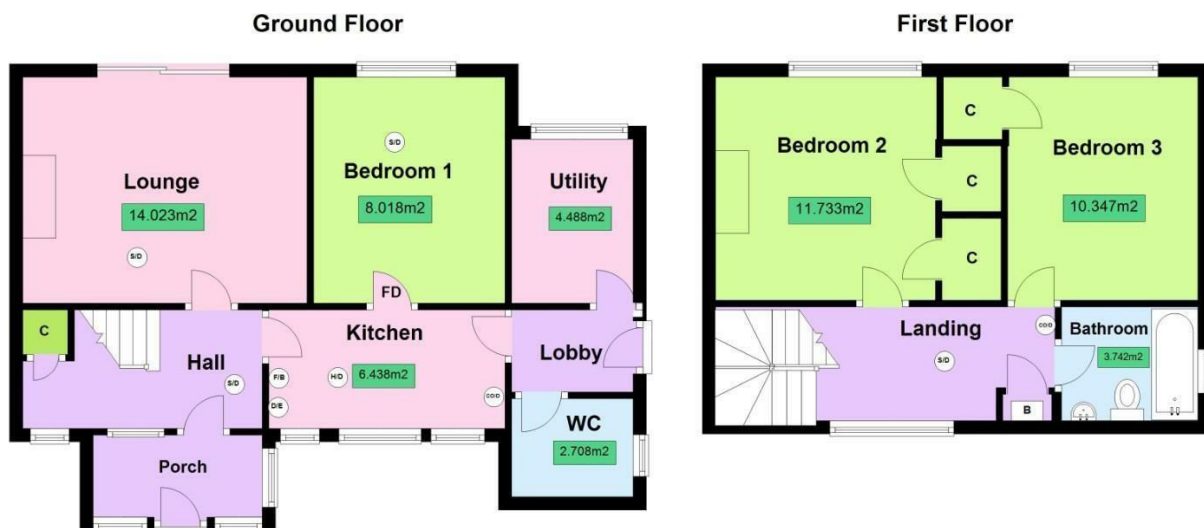
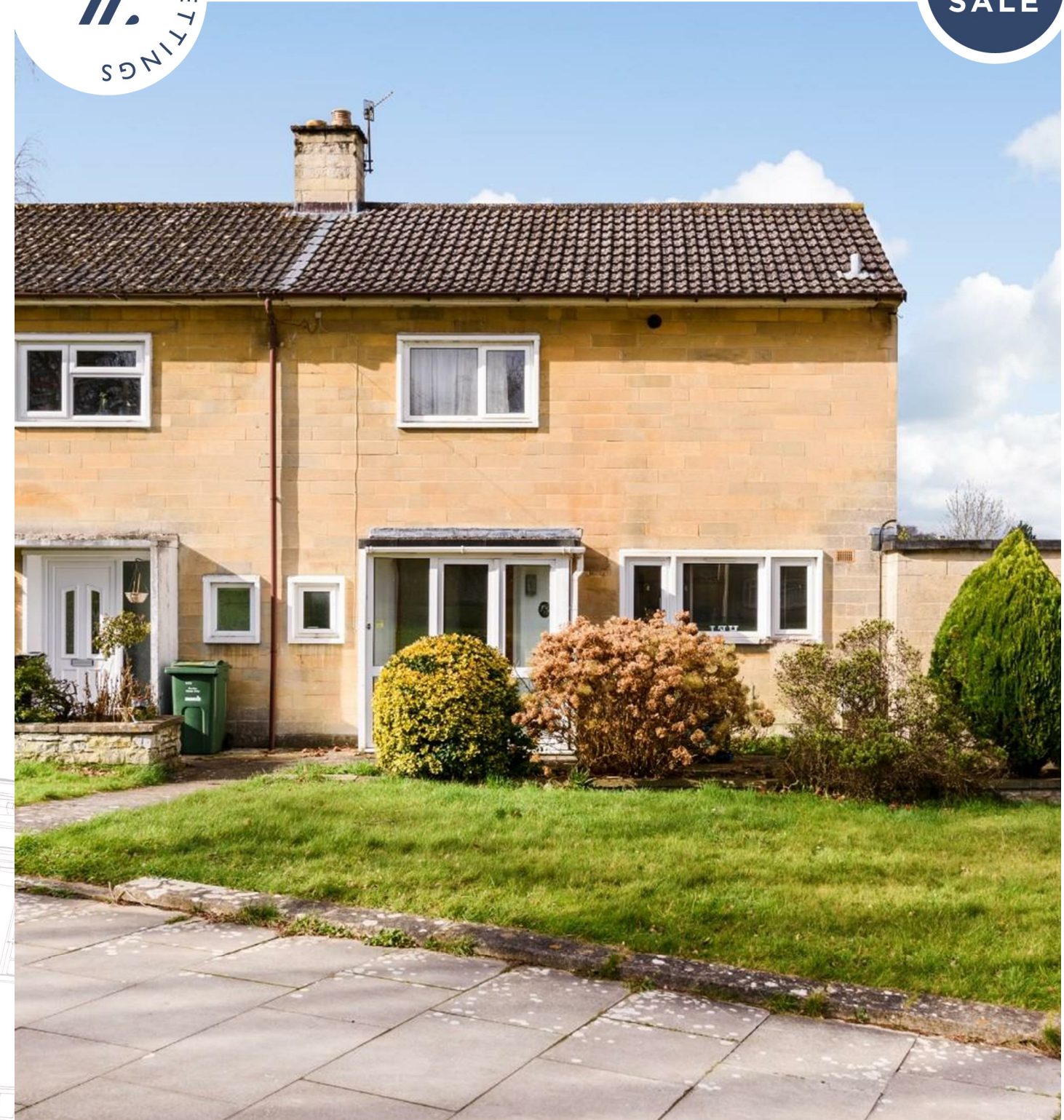


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**VIEWING AND OFFER PROCEDURE:** If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering 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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**WILLOW GREEN, BATH**  
**BA2 2DW**  
3 BEDROOM HOUSE

**GUIDE PRICE**  
**£335,000**

- HMO -3 Double Bedrooms and 1 Bathroom, 1 WC
- Kitchen, separate lounge space with sliding doors, utility room
- 6.09% gross yield - Tenants to summer 2024
- Gross Rent £20400 per annum
- 99 Square Metres (£3282 p/sqm approx)
- Freehold, Council tax band C, EPC rating D



**Investment Considerations**  
The property comprises 3 double bedrooms, 1 bathroom, kitchen, separate lounge space with sliding doors that open out onto the rear patio garden and downstairs WC. Free on street parking and a beautiful open green space in front of the property. Available inclusive of furniture, this is a fantastic ready made student investment income opportunity, offering a low maintenance HMO solution. Monthly income £1700pcm, yearly £20400. 6.0% Yield

Bath location benefitting from excellent student demand with Bath being home to University of Bath, Bath Spa University and Bath College. 3 miles to Bath Spa and 2.5 miles to Bath University and near bus routes to both, with fantastic local amenities close by.

Willow Green is perfectly located in a popular location for both residents and students and is within walking distance of the city centre and its abundance of amenities, as well as a nearby supermarket. You will also find the popular area of Moorland road, with its variety 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 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

