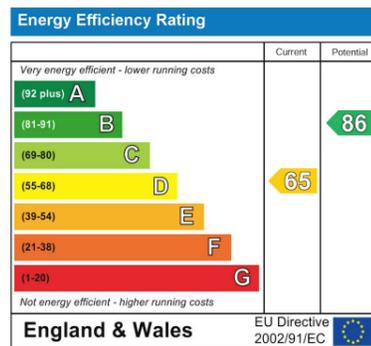


**67 Brook Road, Bath BA2 3RR**  
 Approx. Gross Internal Area  
 Total Area = 968 sq ft - 90 sq m

FLOOR PLAN:



EPC CHART:



ZEST PROPERTY SERVICES

1a Mile End  
 London road  
 Bath  
 BA1 6pt

T: 01225 48 10 10  
 E: happytohelp@zestlovesproperty.com



**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.



67, Brook Road, Bath, BA2 3RR

4 Bedroom House

Guide price  
 £475,000

- 4 double bedroom HMO in the sought after location of Oldfield Park
- Yield of 8.33%, with potential to increase for the next academic year
- Rear level garden, permit on street parking
- Currently let for £3300 per calender month, inclusive of TV and broadband (flat-screen TV provided).
- Four double bedrooms, two shower rooms, kitchen, living room and a utility
- Freehold. EPC rating D. Council tax band C.

DETAILS

Great investment opportunity with a fabulous yield of 8.33%, set in the sought after area of Oldfield Park.



An excellent opportunity to acquire a fully licensed HMO, ideally positioned in a prime student location. The property is currently let until July 2026, generating a strong rental income of £825 per room per calendar month (£3,300 pcm in total) and delivering an attractive yield of 8.33%. Tenants are currently being sourced for the forthcoming academic year at £875 per room.

The well-presented accommodation comprises a recently installed modern well equipped kitchen, spacious living room, four generous double bedrooms, two modern shower rooms, and a separate utility room. To

the rear, the property benefits from a level garden, ideal for outdoor enjoyment. Permit-controlled on-street parking is also available.

#### LOCATION

Brook Road is particularly well located for shops, schools, transport links and within walking distance of Bath's city centre. Local shops, cafes and bars can be found on the excellent Moorland Road, whilst Tesco express is just across Windsor Bridge. M&S Foodhall and Lidl are also nearby. Local schools include Oldfield Park Infant School and St John's Primary School and Hayesfield Girls' School & Mixed Sixth Form. Bath's city centre which offers a

wide range of shopping, dining and cultural attractions, can be reached on foot in approx. 15 minutes. The property has great access to Oldfield Park train station which provides links to Bath Spa and Bristol Temple Meads. The Two Tunnels foot/cycle path offers pleasant walking routes in both directions, as does the Kennett & Avon canal towpath.