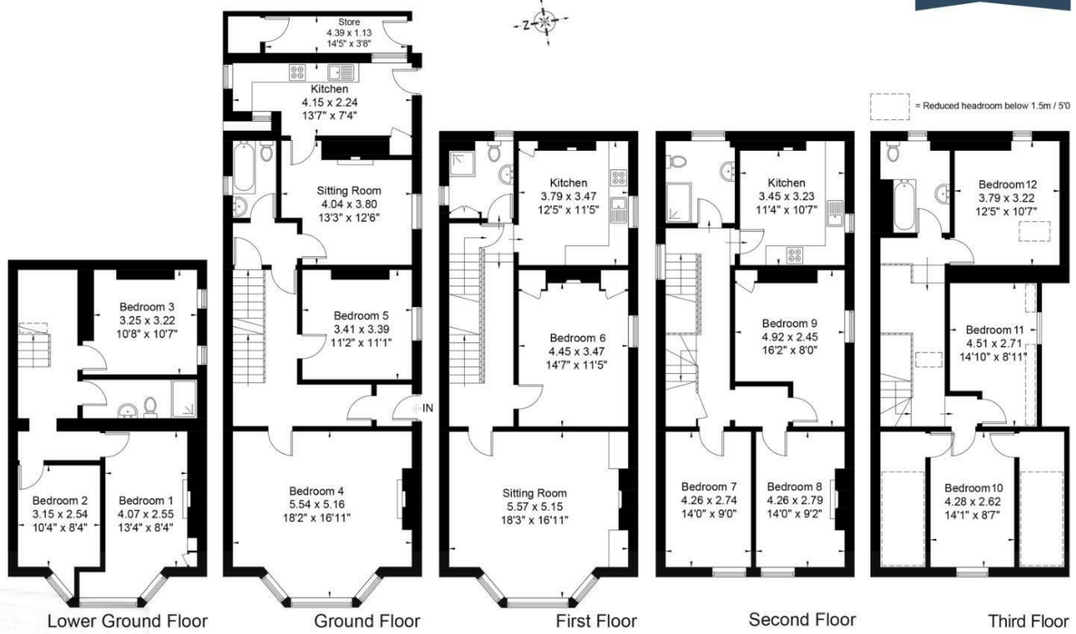
FLOOR PLAN:

Approximate Gross Internal Area = 361.0 sq m / 3885 sq ft
Store = 6.4 sq m / 69 sq ft
Total = 367.4 sq m / 3954 sq ft

room



EPC CHART:

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale
Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2025.

4, Lime Grove, Bath, BA2 4HF

12 Bedroom House

Price
£1,250,000

- A substantial semi detached Victorian property, currently used as a 7 and 5 bedroom HMO
- Tenancy agreed for the next academic year for £9000pcm, yield of 8.64%
- Freehold. Lower Maisonette EPC rating D. Upper Maisonette rating E.
- Currently generating a monthly income of £8750pcm, yield of £8.4%
- 12 bedrooms, 2 sitting rooms, 3 kitchens, 5 bathrooms, garden and off road parking

DETAILS

Semi detached Victorian Villa, currently used as a HMO with potential to be converted back into a family home.

ZEST PROPERTY SERVICES

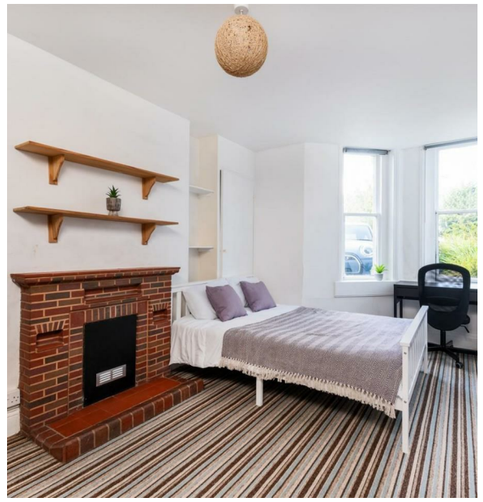
1a Mile End
London road
Bath
Ba1 6pt

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.



DESCRIPTION
An impressive Victorian property, ideally located just a short walk from Widcombe and the city centre. This substantial property is currently arranged as two well performing HMOs: a five-bedroom lower maisonette generating £3,500 pcm and a seven-bedroom upper maisonette achieving £5,250 pcm, delivering a combined yield of 8.4%. Tenancies are already agreed for the next academic year, providing a projected income of £9,000 pcm and an enhanced yield of 8.64%. The property consists of three kitchens, two sitting rooms, four bathroom, 12 bedrooms. Off road parking and a rear garden. The property also offers the exciting opportunity to be converted back into a family home.

LOCATION
Widcombe lies on the sought-after southern side of Bath, just across the River Avon, and is widely regarded as one of the city's most desirable residential areas. This vibrant neighbourhood boasts a thriving high street lined with independent shops, boutiques, cafés, delis, convenience stores, and traditional pubs—offering a true sense of community and charm. The area is exceptionally well served with local amenities, including a doctor's surgery, dentist, veterinary practice, and the ever-popular Prior Park Garden Centre. With several churches and a highly regarded infant and junior school, Widcombe is particularly attractive to families seeking both convenience and a strong community spirit. Just a five-minute walk takes you into the heart of Bath city centre and to Bath Spa railway station, providing regular, high-speed services to London Paddington (approximately every 30 minutes) and to Bristol (every 15 minutes), making it ideal for commuters.