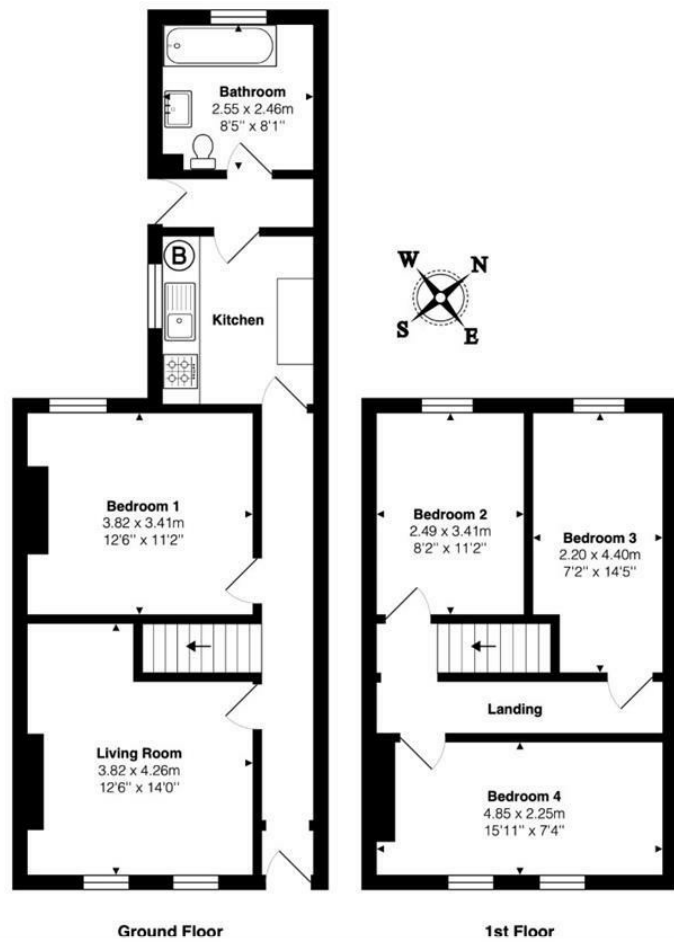
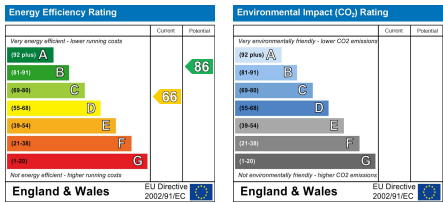




Total Area: 92.8 m<sup>2</sup> ... 998 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and not necessarily to be taken for any other purpose, nomination or use, whatsoever. This is for



**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.

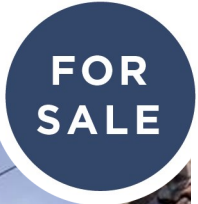
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## HERBERT ROAD, BATH OLDFIELD PARK BA2 3PP

**GUIDE PRICE  
£420,000**

### 4 BEDROOM HOUSE - TERRACED

- HMO opportunity for 4 bedroom property
- Rear private garden and on street permit parking
- Anticipated new target annual rent for 24/25 circa £28,176 with a yield of 6.7%
- 3 doubles, 1 single bedroom, 1 bathroom
- Current annual gross rent £25,008 with a yield of 5.95%
- Council tax band C, EPC rating D, Freehold



**Description**  
A fantastic four bedroom terraced student house. The property comprises three double bedrooms, one single bedroom, one bathroom as well as a good sized kitchen and lounge space. The property also offers a private rear garden space and on street permit parking. The property is currently achieving a monthly rental income of £2084 a yield of 5.95% and is set to achieve £2348pcm for the next academic year of 24/25, with a potential yield of 6.7%. HMO tenants are responsible for the payment of all utilities and bills - HMO rents are exclusive of these costs. Bath location benefitting from excellent student demand with Bath being home to University of Bath, Bath Spa University and Bath College.

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 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**

