



£430,000

Blagdon Park, Bath, BA2 1PH.

Home Estate Agents are pleased to offer this spacious 5 bedroomed HMO situated on The Southern slopes of Bath. The property generates an annual gross income of £33,000, giving a healthy 7.67% return at asking price.

An early inspection is recommended, contact 01225463006 today to arrange your visit.

Energy Efficiency Rating: TBC



Home Estate Agents are pleased to offer this spacious 5 bed roomed HMO situated on The southern slopes of Bath. The property generates an annual gross income of £33,000, giving a healthy 7.67% return at asking price. The benefits include double glazing throughout, manageable gardens and modern fittings. The accommodation briefly comprises : Entrance Hall, kitchen, communal sitting room, 5 bedrooms (one with ensuite) and upstairs house bathroom. The property is let as individual rooms on a standard 6 monthly AST basis. To arrange an appointment, please contact 01225 463006.

Entrance Hall:

Entered via double glazed front door, stair rising to first floor with understairs cupboard , electric panel heater, coved ceiling.

Kitchen Area: 3.20mx 2.0m

Range of modern base and wall units with laminated worktops and inset sink unit, inset halogen hob with oven under and hood over, plumbing for dishwasher and washing machine, space for fridge/freezer, coved ceiling,

Communal Area: 3.60m x 2.0m

Double glazed French doors and windows to rear garden, storage heater.

Bedroom: 3.40m x 2.40m

Double glazed window to rear aspect, storage heater, built in wardrobe.

Ensuite Shower Room:

Low level W.C, tiled shower cubicle, wash handbasin.

Bedroom: 3.40m x 2.10m

Double glazed window to front aspect, built in wardrobe, storage heater.

Landing:

Loft access, cupboard.

Bedroom: 2.80m x 2.60m

Double glazed window to front , storage heater, overstairs cupboard.

Bedroom: 3.40m x 2.20m

Double glazed window to front, storage heater.

Bedroom: 3.10m x 2.90m

Double glazed window to rear, storage heater.

Bathroom:

Double glazed window to rear, heated towel rail, low level W.C, pedestal basin, panelled bath with shower over, part tiled walls.

Front Garden:

Retaining walls and fences to front and side. Flowerbeds and borders.

Rear Garden:

Fencing to side and rear with gated rear access, raised flower bed and patio area.

For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahea.co.uk

www.ahea.co.uk

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77 Blagdon Park
Bath
BA2 1PH

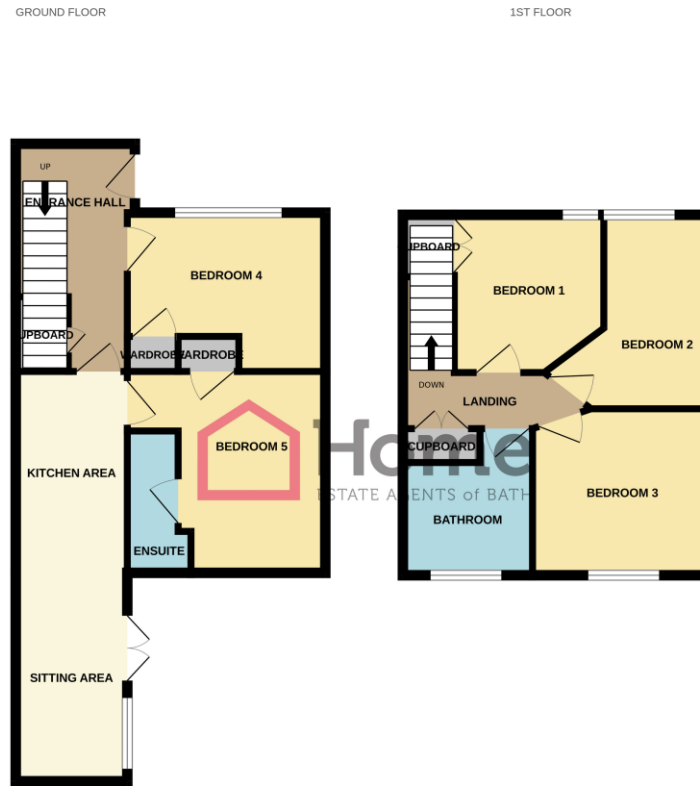
Call now, visit us in
branch or go online to
book your viewing.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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