



**£497,500**

## Faulkland Road, Bath, BA2 3LT.

Home Estate Agents are favoured with the instructions to market this substantial 5 bedroomed HMO situated in arguable one of the premium streets within Oldfield Park. The property is currently let for the 2024/2025 academic year, raising a gross return of £36,000 per annum (7.24%). Call 01225 463006 to arrange an internal inspection.

Energy Efficiency Rating: D



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#### **Entrance Hall:**

Entered via front door, meter cupboard, stairs rising to first floor landing, coving, door to communal lounge and door to :-

#### **Bedroom: 3.69m x 3.25m**

Double glazed bay window to front aspect, radiator, coving, picture rails.

#### **Communal Lounge: 3.59m x 3.44m**

Stripped floor boards, TV point, radiator, understairs recess, window to rear aspect and doorway to :-

#### **Kitchen/Dining Room: 3.76m x 2.69m**

Stainless steel 1½ bowl sink unit with range of cupboards under, further matching base level cupboards and drawers and matching wall units. Fitted oven, 5 ring gas hob and extractor, fitted work tops, tiled splashbacks and flooring, plumbing for washing machine, space for fridge freezer, area for dining table, double glazed window to rear aspect, doorway to :-

#### **Utility Room:**

Worcester gas combi boiler, tiled flooring, radiator, wall light point, double glazed window, Velux window and door to rear garden.

#### **Shower room:**

Walk in shower cubicle with mixer shower, low flush WC, was hand basin, radiator, extractor fan.

#### **First Floor Landing:**

Access to loft, double glazed window to side aspect, wash hand basin, shaver socket, radiator, doors to:-

#### **Bedroom: 3.70m x 2.06m**

Double glazed window to front aspect, radiator.

#### **Bedroom: 2.76m(max) x 3.69m(max)**

Double glazed window to front aspect, radiator.

#### **Bedroom: 2.95m x 2.57m**

Double glazed window to rear aspect, radiator, fitted wardrobe with top box.

#### **Bedroom: 2.66m x 2.55m**

Double glazed window to rear aspect, radiator, wardrobe recess.

#### **Garage/Parking:**

Residents parking within the road, detached garage to the rear, ideal for bike storage etc.

#### **Front Garden:**

Small front garden with retaining stone wall, gate and path to the front door, low maintenance gardens.

#### **Rear Garden:**

Shingled low maintenance garden to the rear with path and gate to the rear service road and garage.

*For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on [sales@ahaea.co.uk](mailto:sales@ahaea.co.uk)*

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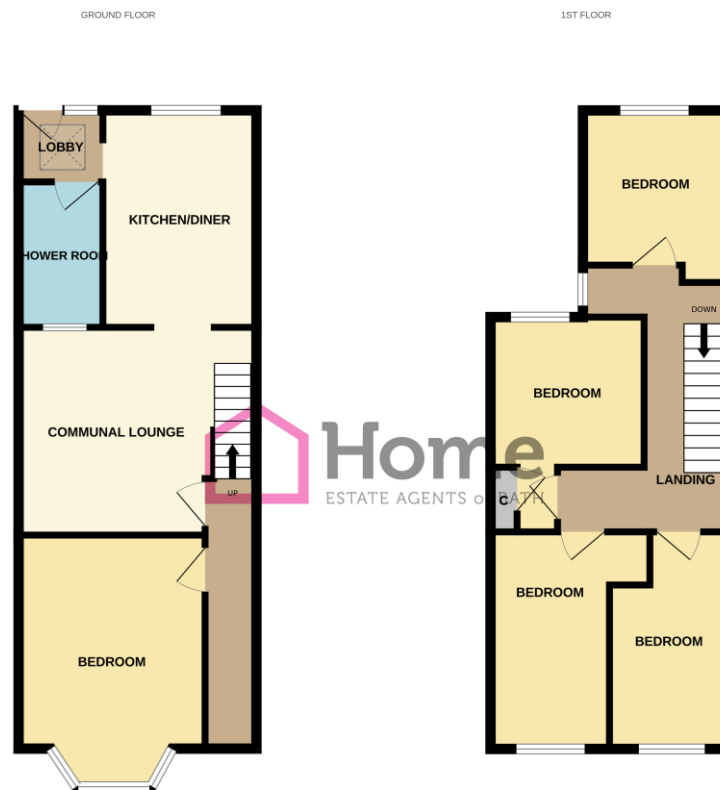
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book your viewing.

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