

83 Mount Road, Southdown, Bath, BA21LJ

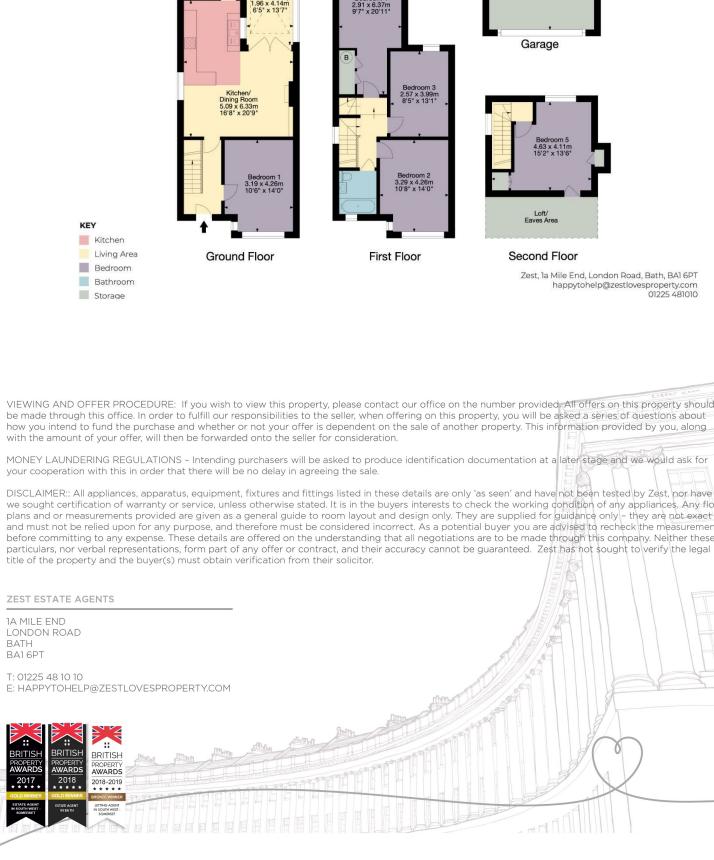
Approx. Gross Internal Area

Main House = 1,442 sq ft / 134 sq m



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

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





# MOUNT ROAD, BATH **SOUTHDOWN BA2 1LJ**

# **GUIDE PRICE** £535,000

### 5 BEDROOM HOUSE OF MULTIPLE OCCUPANCY

- A semi detached 5 bedroom HMO
- Five bedrooms, two bathrooms, living and kitchen area, conservatory
- Current tenancy, £3400pcm until 30th June Close to local shops of Moorland Road 2026, plus £85pcm for the rental of the garage. Yield of 7.8%
- Front and rear gardens, garage

- Freehold. Council tax band D. EPC rating E.









#### DESCRIPTION

This generously sized five-bedroom HMO, ideally located near local shops in a highly sought-after area. This exceptional investment property is being sold as a limited company, offering potential buyers a significant advantage with a reduced stamp duty rate of just 0.5%. The accommodation features a versatile living/dining/kitchen area, five well-appointed bedrooms, two modern bathrooms, and a conservatory, all equipped to meet the needs of student living.

Currently, there is a tenancy in place generating £3,400 per month, valid until June 30, 2026, plus an income of £85pcm for the garage. The property also boasts gardens to both the front and rear, as well as a garage for added convenience.

### LOCATION

Within easy reach of local shops on both Southdown Road and Mount Road, as well as being close to the thriving Moorland Road with its range of local shops, bars and local railway station. The city centre is less than two miles away, while the location is also excellent for access to both Hayesfield and Beechen Cliff schools, The house is also well served by a regular bus service into the centre of Bath (the No 1 route), and the M4 can be accessed without having to go through the city centre.





