



5 Belvoir Road, Oldfield Park, Bath, BA2 3PS

Guide Price £475,000

As the road name suggests, there really is a beautiful view of Bath from this exceptionally well positioned four double bedroom licensed HMO. Extended over three storeys, offering a 5.55% gross yield for 2022/23 and just around the corner from Moorland Rd shops and U1/2 bus routes. Ground floor double bedroom, communal sitting room and rear kitchen. Two double bedrooms and four piece bathroom on the first floor. Second floor double bedroom. South facing low maintenance 55ft x 13ft rear gardens. Double glazing and GCH in situ. A sensible and spacious investment, well maintained and perfectly located for the target market. Sole Agents

- 965sqft
- Four double bedrooms
- Let through to summer 2023
- 5.55% yield
- 150yds to Moorland Road





Property Description

AGENTS NOTES This property is currently rented out to 4 students as a licensed HMO. The current tenancy runs until early July 2022 at £2040pcm and the next tenancy runs from July 2022 to July 2023 at £2200pcm. Offered for sale as a going concern with tenants and inventory in situ. Currently managed by Liane Hanks in Moorland Road.

ENTRANCE HALL Double glazed front door, part glazed internal door, meters and fuseboard, exposed floorboards, stairs to upper floors.

BEDROOM Double glazed front bay window, radiator, exposed floorboards.

SITTING ROOM Double glazed rear window, radiator, understairs storage cupboard, exposed floorboards.

KITCHEN Double glazed rear and side windows, double glazed door to rear garden, base and wall units with worktops and inset sink/drain, inset electric hob with hood over and oven under, plumbing for washing machine, space for tumble dryer, space for tall fridge/freezer, radiator.

FIRST FLOOR LANDING Stairs to second floor, exposed floorboards, understairs study/storage area.

BATHROOM Double glazed rear window, pedestal basin, corner shower cubicle with electric shower, Vaillant gas combination boiler, low level W.C, panelled bath, radiator, exposed floorboards, extractor fan, shaver point.

BEDROOM Double glazed rear window, radiator, exposed floorboards.

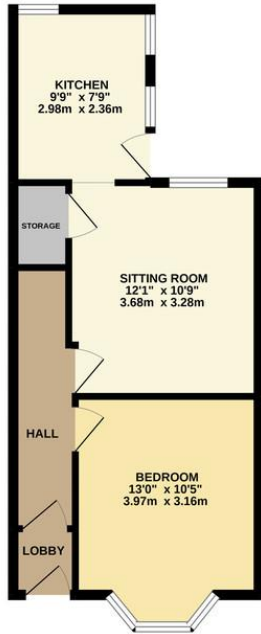
BEDROOM Double glazed front bay window, exposed floorboards, exposed brick and ashlar fireplace, radiator.

SECOND FLOOR LANDING Stairs from first floor.

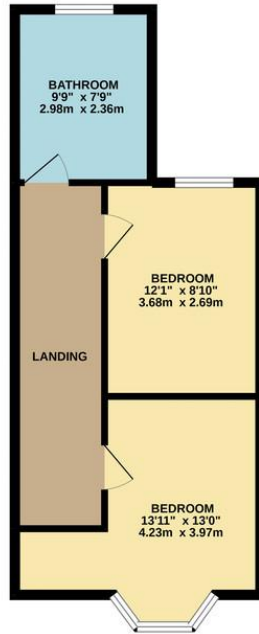
BEDROOM Front and rear Velux skylights, eaves access, electric wall heater, storage alcove.

REAR GARDEN 55ft x 13ft - south facing
Patio and gravelled terraces with walls and fences to side and rear. Gated rear pedestrian access.

GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



2ND FLOOR
151 sq.ft. (14.0 sq.m.) approx.



TOTAL FLOOR AREA : 965 sq.ft. (89.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Contact Details

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Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements