



18 Ivy Avenue, Oldfield Park, Bath, BA2 1AL

Guide Price £475,000

Extended to three floors and rearwards to 1059sqft, this four double bedroom licensed HMO is let through until summer 2023 at a 5.55% gross yield. Benefiting from a large kitchen/breakfast room off the communal sitting room and two bathrooms, this is a particularly well designed and beautifully presented terrace in a quiet yet convenient spot on the southern edge of Oldfield Park. 69ft x 14ft west facing rear gardens ending in a detached garage. Double glazing and GCH in situ. A superbly spacious long term investment in a perennially popular student location. Sole Agents

- 1059sqft
- Four double bedrooms
- Let through to summer 2023
- Two bathrooms
- Extended kitchen/breakfast room





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 £2100pcm 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 Part glazed front door, meter cupboard, coved ceiling, exposed floorboards, stairs to upper floors.

BEDROOM Two double glazed front windows, radiator, alcove hanging/storage, exposed floorboards.

SITTING ROOM Double glazed rear window, radiator, coved ceiling, exposed floorboards.

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

SHOWER ROOM Double glazed rear window, heated towel rail, tiled shower cubicle, pedestal basin, low level W.C, extractor fan, shaver point.

FIRST FLOOR LANDING Radiator, stairs to second floor, understairs study/storage alcove.

BATHROOM Double glazed rear window, heated towel rail, cupboard housing Vaillant gas combination boiler, low level W.C, panelled bath, pedestal basin, shaver point.

BEDROOM Double glazed rear window, radiator, alcove hanging/storage.

BEDROOM Two double glazed front windows, radiator, alcove hanging/storage.

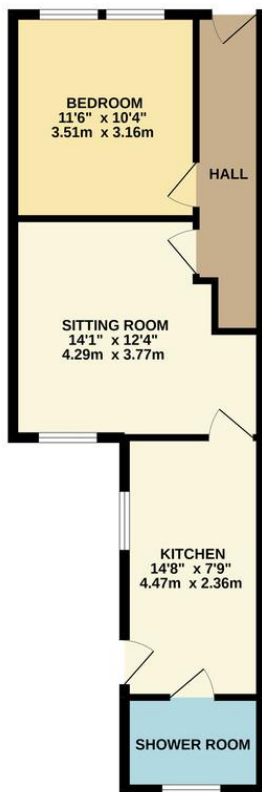
SECOND FLOOR LANDING Stairs from first floor.

BEDROOM Front and rear Velux windows, radiator, alcove hanging/storage.

REAR GARDENS 69ft x 14ft - west facing
Large patio adjacent to property leading to lawned terraces.
Walls to side, Gated rear pedestrian access.

GARAGE Single detached prefabricated garage with up and over door and access onto rear lane.

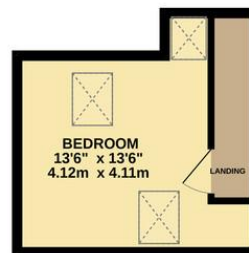
GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.



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



2ND FLOOR
162 sq.ft. (15.0 sq.m.) approx.



TOTAL FLOOR AREA : 1059 sq.ft. (98.4 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