



- Licensed 5 bed HMO
- Let until July 2023
- 6.19% yield
- Superb city views

## 24 Thornbank Place, Oldfield Park, Bath, BA2 3HH

Guide Price **£525,000**

Investment opportunity - five bedroom two storey student let perfectly located for the Lower Oldfield Park bus route 75yds to the west and about as close to town as you can get in Oldfield Park. Current tenants in until end July 2022 and already let for a further year until end July 2023 at £2750pcm giving a yearly income and gross yield of £32,547 / 6.19%. Further expansion potential into loft space (stp), stunning city views, four double bedrooms and one single, two shower rooms, cul de sac location, south facing rear garden and permit parking. Sole Agents



TOTAL FLOOR AREA - 1099 sq ft (102.1 sq m) approx.  
 Measurements are approximate. See to scale. For further purposes only.  
 Made with Lettingplus 10/2022

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

9 Moorland Road  
 Oldfield Park  
 Bath  
 Avon  
 BA2 3PL

www.madisonoakley.co.uk  
 01225 829040  
 info@madisonoakley.co.uk

Mon-Fri: 9am - 6pm  
 Sat: 9:30am - 3pm

