



**28 Millmead Road, Oldfield Park, Bath,  
BA2 3JW**

**Guide Price £475,000**

Extended over three floors to 1197sqft of accommodation and let until summer 2023 as a licensed four double bedroom HMO with a 5.44% yield, this is a well kept and spacious investment with west facing gardens and a prime position. Including the loft conversion, the accommodation on offer comprises of; four double bedrooms, large first floor bathroom, communal sitting room, kitchen and utility/lean to. To the rear the 41ft x 15ft gardens face the right way for evening sun and are easily maintained. Ideal location for Moorland Rd/Oldfield station access or student bus routes on Lower Oldfield Park. Sole Agents

- 1197sqft
- Four double bedroom licensed HMO
- Let until summer 2023
- Prime central Oldfield location
- Three storeys





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## Property Description

**AGENTS NOTES** The property is a licensed HMO let currently and for the forthcoming academic year. The next tenancy is for four tenants from 16th July 2022 until 8th July 2023 (11mths and 3 weeks) at a monthly rent of £2200. Annual income for forthcoming year thus £25,850. Offered for sale as a going concern with tenants and inventory in situ. Currently self managed by landlord.

Wifi is included in rent, provided by BW Tech over Openreach lines.

Gardens are tidied and sprayed regularly, also included in rent.

Development in this area started in 1889 with the construction of West Avenue, with Millmead Rd following from 1896. The Millmead dairy (run by Ebenezer Chesterman) opened in 1898 and was turned into a stationers in 1908 whilst Charles Davis became the first landlord of the Victoria Hotel in 1897.

**ENTRANCE HALL** Top lit panelled front door, tiled floor, coved ceiling, part decorative glazed internal door, radiator, dado rail, ornamental plaster arch, stairs to upper floors.

**BEDROOM** Double glazed front bay window, radiator, alcove shelving, coved ceiling, ceiling rose.

**SITTING ROOM** Rear internal sash window, radiator, original alcove dresser units.

**KITCHEN** Rear and side windows, part glazed door to utility, base and wall units with inset sink/drainage, cooker point, plumbing for dishwasher and washing machine.

**UTILITY ROOM** Double glazed French doors to rear garden, space for tall fridge/freezer & condenser dryer, quarry tiled floor.

**LANDING** Linen cupboard, radiator, door to stairs leading to second floor bedroom.

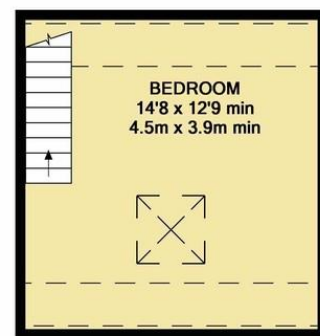
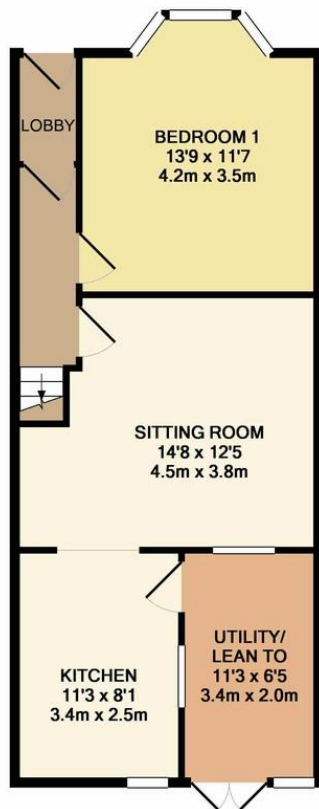
**BATHROOM** Double glazed rear window, panelled bath, pedestal basin, radiator, low level W.C, double linen cupboard with Worcester gas combination boiler.

**BEDROOM** Double glazed rear window, radiator, alcove hanging rail.

**BEDROOM** Two double glazed front windows, radiator, original cast iron fireplace, alcove hanging rail.

**BEDROOM** Rear Velux skylight, electric heater.

**REAR GARDEN** 41ft x 15ft - west facing  
Fences to side and rear, lawn, patio, gated rear access. Old outside loo (now storage shed).



TOTAL APPROX. FLOOR AREA 1197 SQ.FT. (111.2 SQ.M.)  
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