ZEST SALES & LETTINGS

01225 48 10 10 • happytohelp@zestlovesproperty.com • www.zestlovesproperty.com

TO LET



# CYNTHIA ROAD, BATH

£550,000

## 5 BED HOUSE, NULL

- Fully licensed five-bedroom HMO in prime Oldfield Park student location
- 2026/27 tenancy secured at £3,850 pcm / £46,200 pa
- 8.4% gross yield at the £550,000 guide price
- Five double bedrooms, two bathrooms, kitchen, living room and sun room
- Rear level garden, pedestrian access ideal for bicycles, residents' permit parking
- Freehold, EPC rating D, council tax band C

An exceptional five-bedroom HMO, superbly positioned in the heart of Oldfield Park, currently delivering an impressive yield of 8.4%.





**32 Cynthia Road, Bath BA2 3QQ**
Approx. Gross Internal Area
Total Area (excl. Eaves) = 1,291 sq ft - 120 sq m




KEY
- Kitchen
- Living Area
- Bedroom
- Bathroom
- Storage

Zest, 1a Mile End, London Road, Bath, BA1 6PT
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## STUDENT APPLICANT GUIDE

If you would like to make an offer on a property please do so as soon as possible, we work on a first come first served basis in reserving student properties. If you have any questions, please call the Zest office selecting option 2, we would be happy to help. To make an offer, you will need to complete the below 2 steps in the following order

1. Send through an enquiry or call us to receive a link to the "STUDENT APPLICATION FORM". Please only submit this form if you are serious about proceeding to let the property. All students are required to have their own UK based guarantor, be able to pay the full term up front OR use a guarantor scheme for your application to be considered.
2. Pay the holding deposit, equivalent to one week's rent. This is not a fee, and the amount paid, upon successful completion of tenant/guarantor referencing and signing of the tenancy agreement will contribute towards your first month's rent and security deposit.

Upon receipt of your application and holding deposit, we will take the property off the market. You will have 15 days to complete your referencing and sign the AST to secure the property. Failure to complete all steps within this time-period may result in the property going back onto the market and your holding deposit may be retained.
Feel free to visit our website to search for other student properties by area, beds or price and create a shortlist to easily share with your friends. Don't forget!: All Zest student properties are offered in partnership with Unihomes, a bills inclusive package to include gas electric, water, TV license and internet for an additional set monthly fee.

ZEST PROPERTY SERVICES

1A MILE END
LONDON ROAD
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BEST ESTATE AGENT GUIDE 2025 : EXCEPTIONAL LETTINGS

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