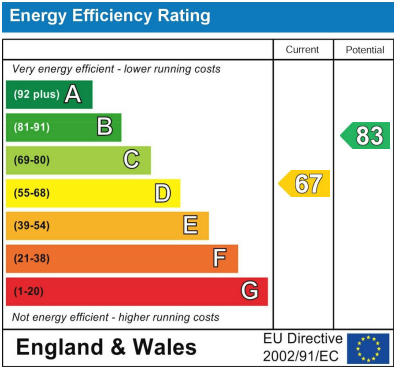


32 Cynthia Road, Bath BA2 3QQ
Approx. Gross Internal Area
Total Area (excl. Eaves) = 1,291 sq ft - 120 sq m

FLOOR PLAN:



EPC CHART:



ZEST PROPERTY SERVICES

1a Mile End
London road
Bath
BA1 6PT
T: 01225 48 10 10
E: happytohelp@zestlovesproperty.com

VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.



32, Cynthia Road, Bath, BA2 3QQ

5 Bedroom House

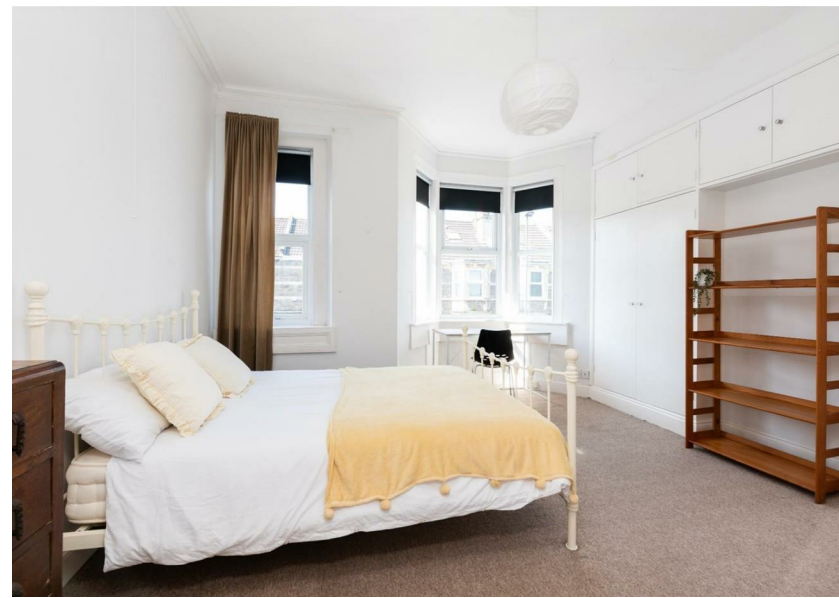
Guide price
£550,000

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

DETAILS

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





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

An excellent opportunity to acquire an established, fully licensed HMO in a prime student location. The property is let for the 2026/27 academic year at £3,850 pcm (£46,200 pa), providing an attractive ready-made investment with an 8.4% gross yield at the guide price.

The well-presented accommodation provides five double bedrooms while retaining excellent dedicated communal space, including a spacious living room and sun room, together

with a fully equipped kitchen, two modern shower rooms and separate utility room.

To the rear is a level garden with pedestrian access, particularly useful for the secure keeping of bicycles. Permit-controlled on-street parking is also available.

Location
Cynthia Road is particularly well positioned for Bath's established student market, with the shops, cafés and amenities of Moorland Road close by, together with excellent transport links to the city centre and universities. Oldfield Park railway station is within

easy reach, providing connections to Bath Spa and Bristol Temple Meads, while the Two Tunnels foot and cycle route offers excellent pedestrian and cycle connections.