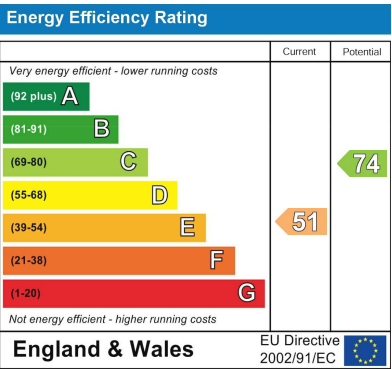


FLOOR PLAN:



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.

83, Mount Road, Bath, BA2 1LJ

5 Bedroom House Of Multiple Occupancy

Offers in excess of  
£500,000

- A semi detached 5 bedroom HMO
- Five bedrooms, two bathrooms, living and kitchen area, conservatory
- Current tenancy, £4019pcm until 14th June 2027, plus £85pcm for the rental of the garage. Yield of 9.6%
- Tenants in situ for academic year 2026/27 - £4019 pcm rental income
- Front and rear gardens, garage. Close to local shops of Moorland Road.
- Freehold. Council tax band D. EPC rating E.

DETAILS

A superbly positioned 5 bedroom HMO with tenants in situ until 14th June 2027, earning a yield of 9.6%. A fantastic investment opportunity currently being sold as a Ltd company. Five bedrooms, two bathrooms, kitchen/living room, conservatory and a garage.





#### DESCRIPTION

This generously sized five-bedroom HMO, ideally located near local shops in a highly sought-after area. This exceptional investment property is being sold as a limited company, offering potential buyers a significant advantage with a reduced stamp duty rate of just 0.5%. Tenancy agreed for 2026/2027 with an income of £4019pcm, 9.6% yield. The accommodation features a versatile living/dining/kitchen area, five well-appointed bedrooms, two modern bathrooms, and a conservatory, all equipped to meet the needs of student living.

Currently, there is a tenancy in place generating £4019 per month, valid until June 14th 2027, plus an income of £85pcm for the garage. The property also boasts gardens to both the front and rear, as well as a garage for added convenience. There are added benefits with stamp duty savings if purchasing as a limited company.

#### LOCATION

Within easy reach of local shops on both Southdown Road and Mount Road, as well as being close to the thriving Moorland Road with its range of local shops, bars and local railway station. The city centre is less than two miles away, while the location is

also excellent for access to both Hayesfield and Beechen Cliff schools. The house is also well served by a regular bus service into the centre of Bath (the No 1 route), and the M4 can be accessed without having to go through the city centre.