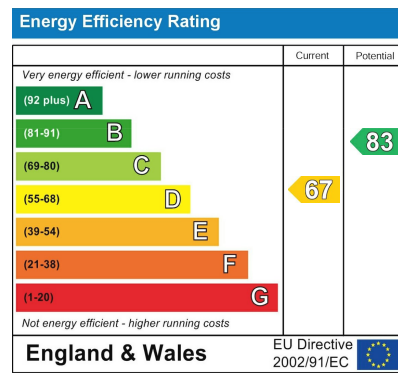


**32 Cynthia Road, Bath BA2 3QQ**  
 Approx. Gross Internal Area  
 Total Area (excl. Eaves) = 1,291 sq ft - 120 sq m

FLOOR PLAN:



EPC CHART:



ZEST PROPERTY SERVICES

1a Mile End  
 London road  
 Bath  
 BA1 6pt

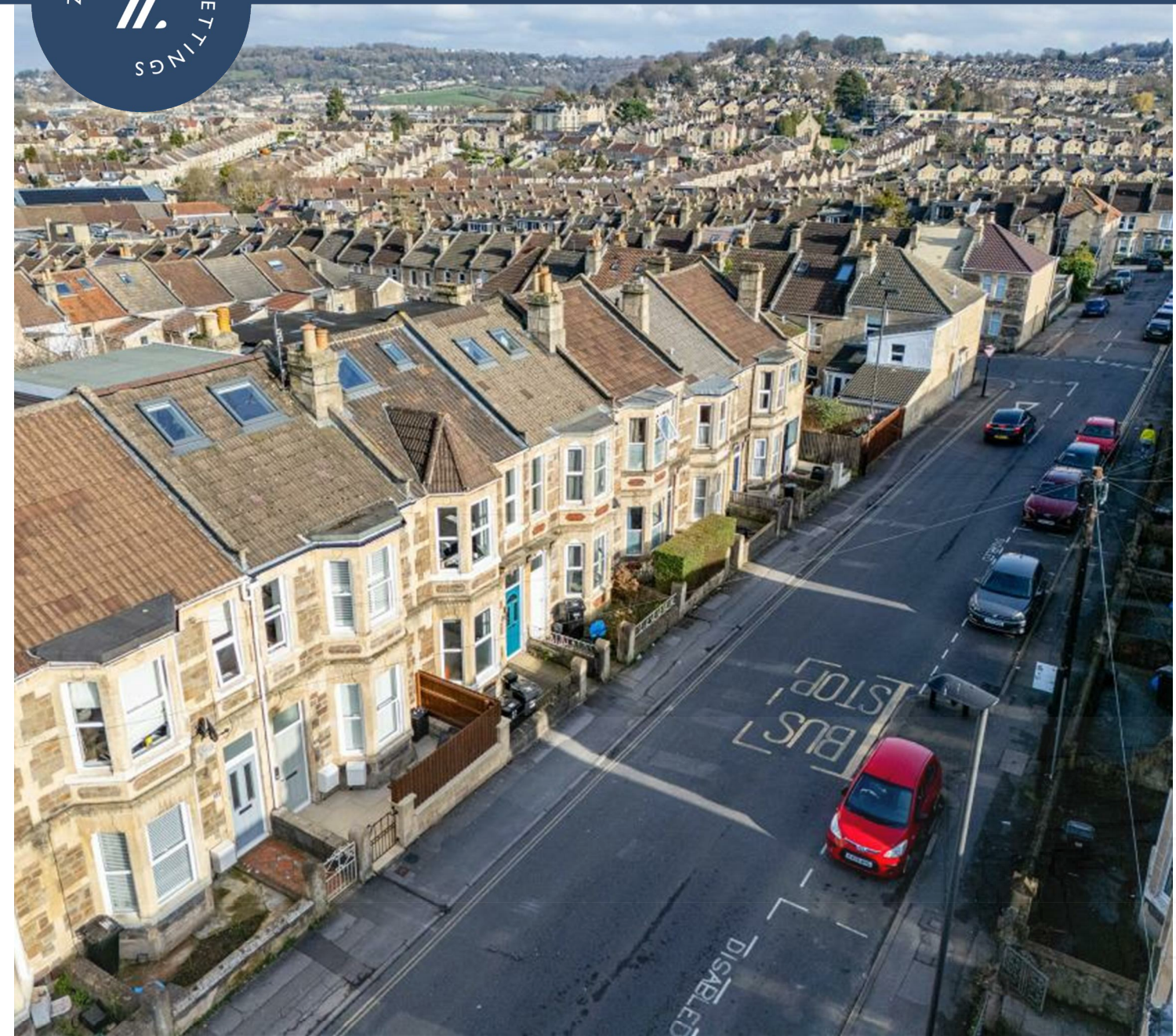
T: 01225 48 10 10  
 E: happytohelp@zestlovesproperty.com



**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**

- A substantial HMO set in prime position within the sought after student area of Oldfield Park
- Yield of 9%, with potential growth for the next academic year,
- Rear level garden, pedestrian access, ideal for bicycles, residents permit parking
- Currently let for £4125pcm - inclusive of water, TV, and broadband.
- Five double bedrooms, two bathrooms, kitchen, living room, 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 8.53%.



An excellent opportunity to acquire a fully licensed HMO, ideally positioned in a prime student location. The property is currently let until July 2026, generating a strong rental income of £825 per room per calendar month (£4125pcm in total) and delivering an attractive yield of 9%. Tenants are currently being sourced for the forthcoming academic year at £840 per room, per calendar month.

The well-presented accommodation comprises a fully equipped kitchen, spacious living room, four generous double bedrooms, two modern shower rooms, and a very useful separate utility room. To the rear, the

property benefits from a level garden, with pedestrian access ideal for safe keeping of bicycles. Permit-controlled on-street parking is also available.

#### Location

Cynthia Road is particularly well located for shops, schools, transport links and within walking distance of Bath's city centre. Local shops, cafes and bars can be found on the excellent Moorland Road, whilst Tesco express is just across Windsor Bridge. M&S Foodhall and Lidl are also nearby. Local schools include Oldfield Park Infant School and St John's Primary School and Hayesfield Girls' School & Mixed Sixth Form. Bath's

city centre which offers a wide range of shopping, dining and cultural attractions, can be reached on foot in approx. 15 minutes. The property has great access to Oldfield Park train station which provides links to Bath Spa and Bristol Temple Meads. The Two Tunnels foot/cycle path offers pleasant walking routes in both directions, as does the Kennett & Avon canal towpath.