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EAST CLOSE, BATH BA2 1QD

**GUIDE PRICE
£390,000**

4 BEDROOM HOUSE

- 4 Double Bedrooms and 3 Bathrooms
- 103 Square Metres (£3786 p/sqm approx)
- Gross Rent £30,000 per annum
- Parking for 2 cars
- Large open plan kitchen/living
- 7.2% gross yield - Tenants to summer 2024
- Freehold, Council tax band B, EPC C
- Fully landscaped rear garden

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(91-95) A		(91-95) A	
(81-90) B		(81-90) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness.

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.

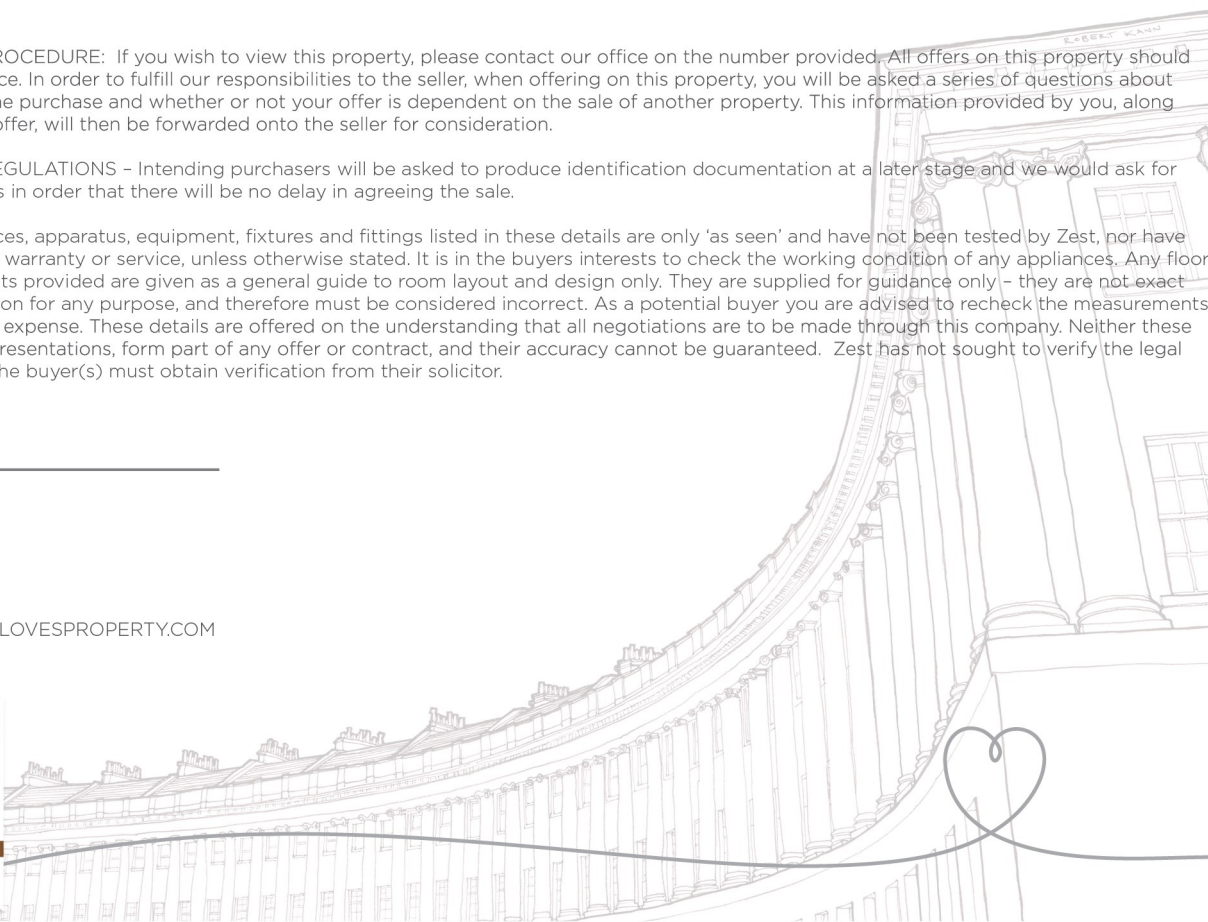
MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

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.

ZEST ESTATE AGENTS

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INVESTMENT CONSIDERATIONS:
 19 East Close comprises a 4 bedroom property with HMO Planning/License in progress for 4 persons, tenants secured for summer 23 with Gross Rent £30,000 per annum—representing gross rental yield of approx. 7.2% +. Available inclusive of furniture, this is a fantastic ready made student investment income opportunity, with recent refurbishment and extension. As part of the refurbishment the property now has parking for 2 cars and a fully landscaped rear garden, offering a low maintenance HMO solution. Bath location benefitting from excellent student demand with Bath being home to University of Bath, Bath Spa University and Bath College

LOCATION
 19 East Close is located in the popular,

student area of Southdown. Southdown offers frequent bus services into the City centre which is an approximate 40 minutes walk. Southdown is a popular location and close to Southdown local convenience shops and takeaways, Twerton Highstreet with Boots, bakery's and a hair salon, Moorland Road shopping parade with its vast array of independent shops, cafes, takeaways and small supermarket. Southdown further benefits from a Doctors' surgery, vets and a dental practice near by. This location offers easy access to the city and Oldfield Park railway station (just 1 mile away) with its connection to Bristol Temple Meads and Bath Spa station. There are local schools nearby including Twerton infants, Roundhill, Oldfield Park Junior School, Moorlands Infant School. The property is

also close to university bus routes for Bath Spa University and Bath University.

