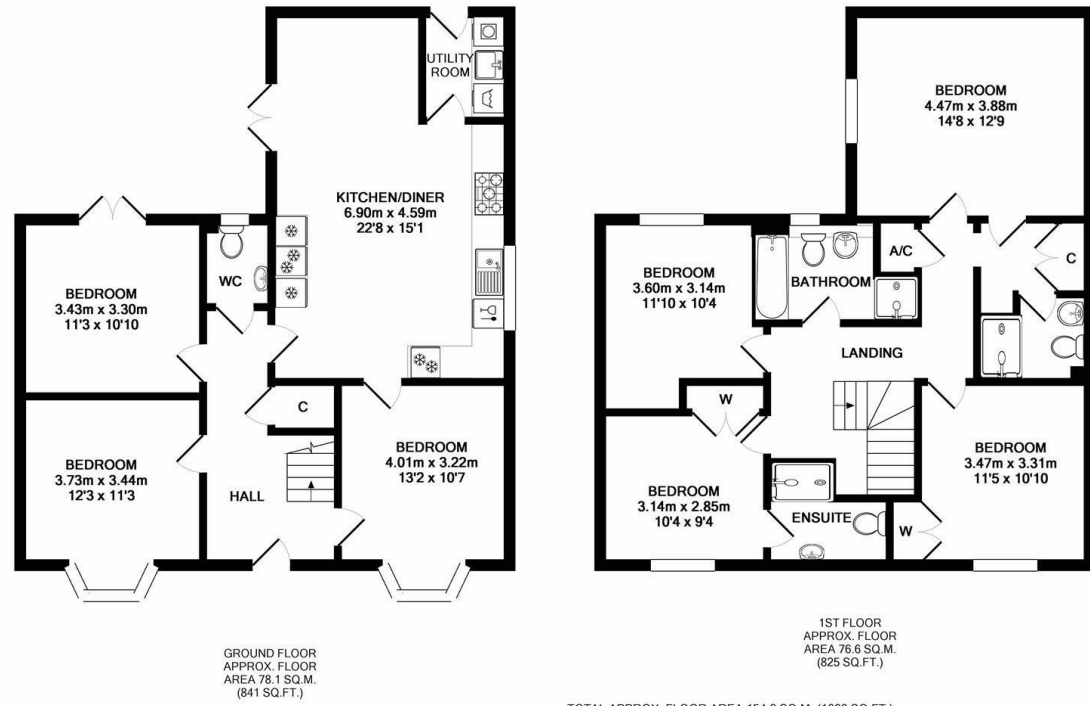


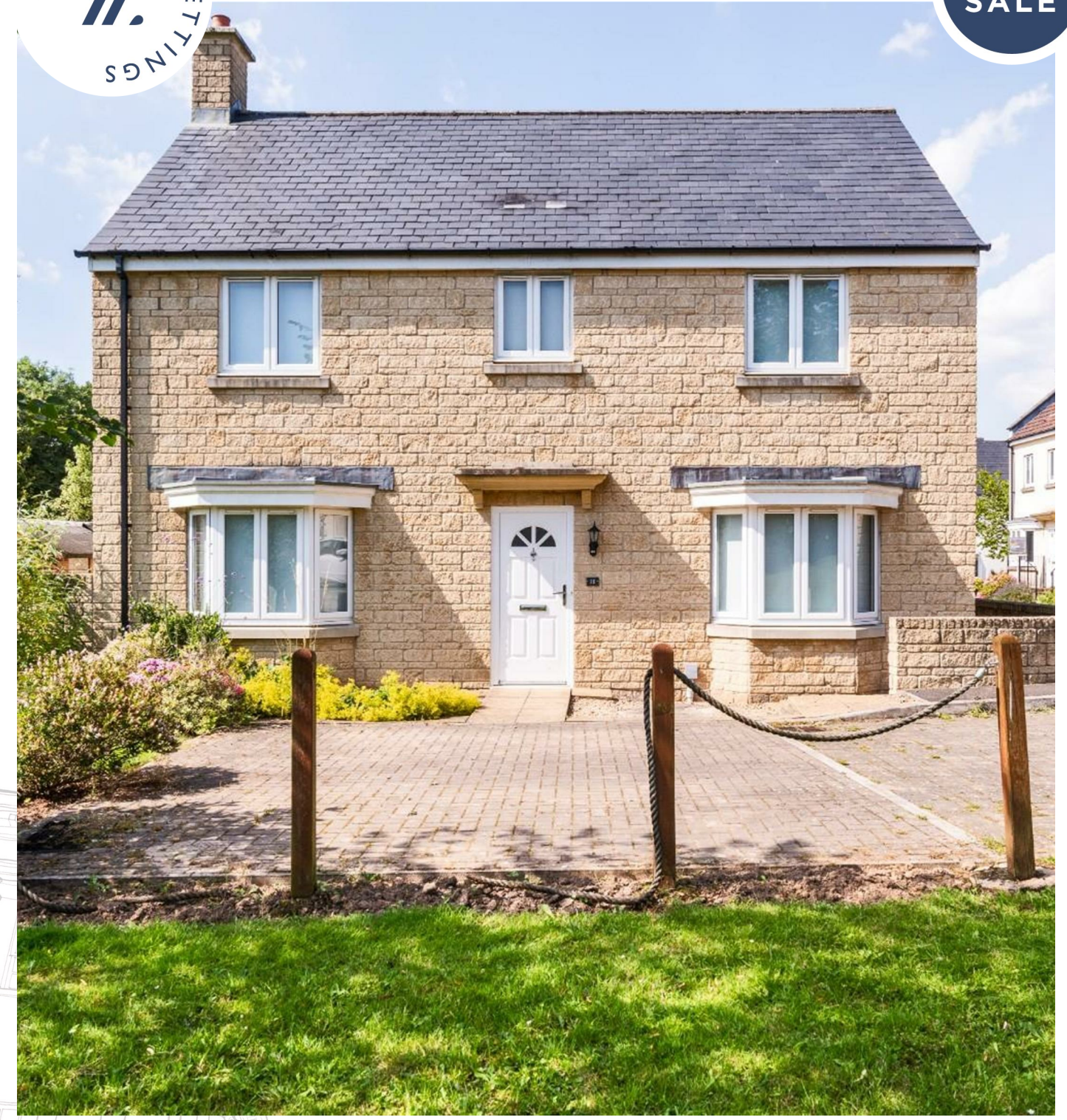
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12-14) A			
(15-17) B		75	77
(18-20) C			
(21-23) D			
(24-26) E			
(27-28) F			
(29-30) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 154.8 SQ.M. (1666 SQ.FT.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix 6/2019



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**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.

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## BREACHWOOD VIEW, BATH

**GUIDE PRICE £625,000**

### 7 BEDROOM HOUSE - DETACHED

- HMO opportunity for 7 bedroom property with HMO Planning/License in progress for 7 persons
- Current annual gross rent £45,864 for 23/24 representing gross yield 7.3%.
- Student accommodation 100% let with annual rent increases (4 years under management with Zest)
- Signed Tenancy until Aug 2024 (further tenancy proposed to 2025/tbc)
- Anticipated new target annual rent for 24/25 circa £48,720 representing gross yield 7.8%
- EPC rating C. Freehold. Council tax band F. Off street parking and rear garden.





#### DESCRIPTION

11 Breachwood View comprises a 7 bedroom property with HMO Planning/License in progress for 7 persons, tenants secured for summer 24 with Gross Rent £45,864 per annum—representing gross rental yield of approx. 7.3% + Bath location benefitting from excellent student demand with Bath being home to University of Bath, Bath Spa University and Bath College. Investment opportunity. Current annual gross rent £45,864 for 23/24 representing gross yield 7.3%. Anticipated new target annual rent for 24/25 circa £48,720 representing gross yield 7.8%. HMO tenants are responsible for the payment of all utilities and bills - HMO rents are exclusive of these costs. Student accommodation 100% let with

annual rent increases (4 years under management with Zest) . Great Bath location benefitting from excellent student demand with Bath being home to University of Bath, Bath Spa University and Bath College. Strong supply vs demand fundamentals with c. 24,000 students and only 7,826 PBSA bed spaces leading 67% of the student population seeking accommodation away from PBSA. Bath has Article 4 restricting the future supply of more HMOs

#### LOCATION

Odd down has a lot to offer! For convenience, there is a large Sainsburys, a Tesco Express with petrol station and further shops with Co-Op's, a pharmacy, vets and doctors surgery and pubs and takeaways nearby. There are many bus routes that lead directly into the city and

beyond. The very popular and well used Odd Down Cycle Track is nearby alongside Entry Hill golf course (soon to be Mountain Bike Centre) and lots of countryside walks within the vicinity.

