

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very environmentally friendly - lower CO <sub>2</sub> emissions
(91-100) A	(81-90) B	(1-10) A	(1-10) A
(81-90) B	(71-80) C	(11-20) B	(11-20) B
(71-80) C	(61-70) D	(21-30) C	(21-30) C
(61-70) D	(51-60) E	(31-40) D	(31-40) D
(51-60) E	(41-50) F	(41-50) E	(41-50) E
(41-50) F	(31-40) G	(51-60) F	(51-60) F
(31-40) G	(21-30) G	(61-70) G	(61-70) G
(21-30) G	(1-20) G	(71-80) G	(71-80) G
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions	Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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37 Burnham Road, Bath

**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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**BURNHAM ROAD, BATH  
OLDFIELD PARK BA2 3RY  
4 BEDROOM HOUSE - TERRACED**

**GUIDE PRICE  
£380,000**

- 4 bed, 1 bathroom HMO - Currently let for £26,688 per annum
- 87 Square Metres (£4,367 p/sqm approx)
- Set to achieve £2508pcm for 24/25 potential yield of 7.92%.
- Spacious kitchen, living and separate utility room
- 7.02% gross yield - Tenants to summer 2024
- Freehold, Council tax band B, EPC D



**Property Information**  
 37 Burnham Road comprises a 4 bedroom property with HMO License for 4 persons, tenants secured to summer 24 with Gross Rent £26,688 per annum—representing gross rental yield of approx 7.02% and set to achieve £2508pcm for the next academic year of 24/25, with a potential yield of 7.92%. This is a fantastic readymade student investment income opportunity, recently decorated throughout with a decked 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

with its vast array of independent shops, cafes, takeaways and small supermarket. Oldfield Park further benefits from Doctors' surgery, vets and a dental practice. This location offers easy access to the city and Oldfield Park railway station (just 0.4 miles away) with its connection to Bristol Temple Meads and Bath Spa station. There are local schools nearby including Oldfield Park Junior School, Moorlands Infant School, Heyesfield Girls School and Beechen Cliff. The property is also close to university bus routes for Bath Spa University and Bath University.

**Oldfield Park**  
 Oldfield Park is a popular location and close to Moorland Road shopping parade

