

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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**FOR SALE**



19 Stuart Place, 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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**STUART PLACE, BATH  
OLDFIELD PARK BA2 3RQ**

**GUIDE PRICE  
£490,000**

**5 BEDROOM HOUSE - END TERRACE**

- Excellent investment opportunity
- Current Total gross rent: £33,060 per annum—representing approx. gross rental yield of 6.74%
- 122 Square Metres (£4,016p/sqm approx.)
- Rear garden and on street permit parking
- 5 Bedroom 1 Bathroom licenced HMO
- Proposed tenancy in place to summer 2025—rental yield of 7.5%
- Freehold, Council tax band C, EPC D



#### Property Description

A substantial 5 bedroom HMO property for 5 persons, in a fabulous sought after location in good order throughout. Tenants in situ with further students secured for the next academic year - 2024/2025. Current Total gross rent: £33,060 per annum—representing approx. gross rental yield of 6.74% future secured tenancy income £36,135 (11 months) p.a representing approx. gross rental yield of 7.5%. The accommodation offers an open plan living room/kitchen, five bedrooms and one bathroom. Rear secure level garden.

#### OLDFIELD PARK

19 Stuart Place is located in the student area of Oldfield Park and very close to the city centre. Oldfield Park is a popular location and close to Moorland Road

shopping parade 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 0.1miles 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.

