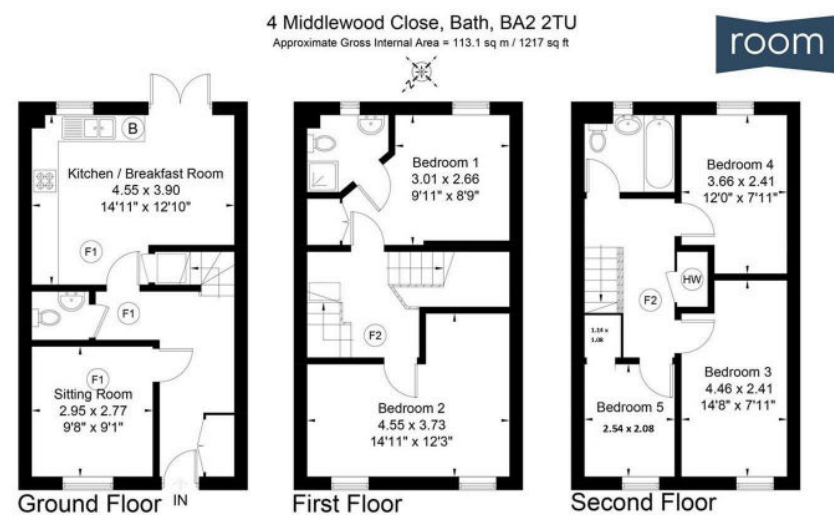


FLOOR PLAN:

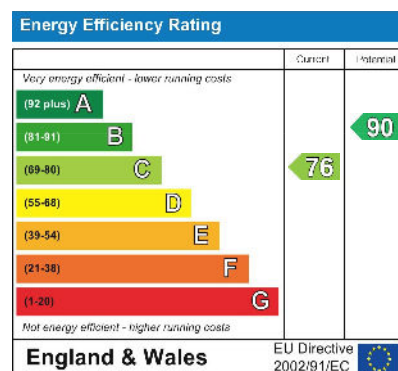
A well-laid-out five-bedroom student HMO with garden and parking, designed for comfortable shared living.



Heat / Smoke Detectors:  
F1 = Mains  
F2 = Battery

These plans are prepared in accordance with the guidelines set out by the RICS Code of Measuring Practice. Whilst every effort has been made to ensure accuracy, all measurements should be treated as approximate and as such do not constitute a contract. For further information please contact the agent. Floor Plans | Energy Performance Certificates | Design | Floor Plans | www.zestlovesproperty.com | Room - Creative Property Marketing Ltd 2019

EPC CHART:



ZEST PROPERTY SERVICES

1 a 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.



4, Middlewood Close, Bath, BA2 2TU

5 Bedroom House Of Multiple Occupancy

Guide price  
£535,000

- A well presented 5 bedroom HMO
- Current tenancy agreement in place until June 2026
- Tenancy agreed for next academic year with yield of 8.63%
- Living room, Kitchen/diner, WC, 5 bedrooms, two bathrooms
- Driveway parking, rear garden
- Freehold. EPC rating C.

DETAILS

Prime 5-bed student HMO with tenants in situ until June 2026.  
Proven 8.1% yield increasing to 8.63% — a standout investment opportunity.



#### DESCRIPTION

A well-presented five-bedroom terraced HMO property, ideally positioned and offering spacious accommodation arranged over three floors. The property comprises four double bedrooms and one single bedroom, along with one bathroom and en-suite. The ground floor features a comfortable living room, a large separate kitchen/diner, and an additional WC, all well-suited to the demands of student living. The property also benefits from a rear garden, allocated parking space at the front and additional free on-street parking.

The property is currently let until June 2026, generating a monthly income of £3,650. A further tenancy has already been agreed for the following academic year at £3,850 per month, providing an attractive increased yield of 8.63%.

**NOTE:** Please note this property is being sold on behalf of an employee of Zest Sales & Lettings.

#### 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 the new Bath BMX Track, plus lots of countryside walks within the vicinity.

#### NB

Please note that there is an annual service charge of £698 payable to the management company Firstport.