01225 48 10 10 • happytohelp@zestlovesproperty.com • www.zestlovesproperty.com

FOR SALE

Devonshire Villas, Bath, BA2

Approximate Area = 1406 sq ft / 130.6 sq m

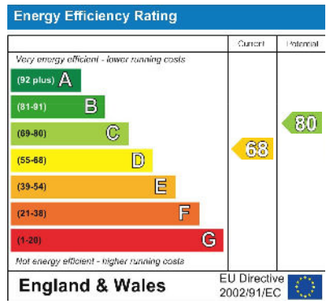
For identification only - Not to scale

FLOOR PLAN:



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Zest Sales and Lettings Ltd. REF: 1477550

EPC CHART:



ZEST PROPERTY SERVICES

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Bath
Ba1 6pt

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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.



4, Devonshire Villas, Bath, BA2 4SX

6 Bedroom House

Guide price £550,000

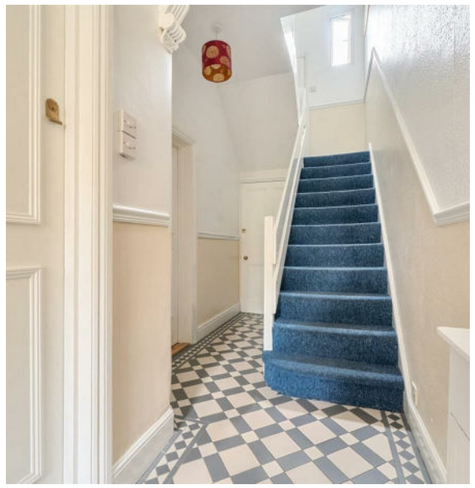
- A fully licensed six bedroom HMO, with a potential monthly income of £4500, a yield of 9.8%
- Six double bedrooms, two shower rooms and kitchen
- 5 rooms currently let for £750per room per month, 1 to be let
- A charming period property set in prime location with the Bear Flat area of Bath
- Leasehold (created upon sale), council tax band D, EPC rating D

DETAILS

6 bedroom HMO residence, with a potential for a 9.8% yield.













This charming period property presents an excellent investment opportunity and is currently operated as a six-bedroom HMO, offering an impressive potential yield in excess of 9%. Arranged over three floors, the accommodation comprises six well-proportioned bedrooms, two shower rooms and a well-appointed kitchen.

Having been successfully used as an HMO for more than 20 years, the property has a proven rental history and continues to offer scope for further income growth and enhancement.

Location

Devonshire Villas is located minutes from Bear Flat which offers a range of amenities including The Bear Cafe, Da Vincis Deli, The Bear Pub, Wellsway Pharmacy, Ninos Barbers, Cooperative Supermarket, Floral Touch and the award-winning Menu Gordon Jones Restaurant.
Prior Park College, Paragon Prep, King Edwards and Monkton Combe Senior Schools are all within a short distance, and Beechen Cliff and Hayesfield secondary schools are both within 0.5 and 0.7 miles.
There is a lovely, wooded walk to the City of Bath and train station and an excellent bus service. Bloomfield Green is within 0.5 miles leading to the Sustrains cycle network and the Two Tunnels. Bristol Airport is a 40-minute drive away, and M4 Junction 17 is 25 minutes' drive.