



£480,000

Energy Efficiency Rating: TBC

## Tynning Terrace, Bath. BA1 6ET.

ATTENTION INVESTORS ONLY. Home Estate Agents are pleased to offer this four bedroomed, HMO property set over 3 floors, situated in Fairfield Park, Bath. The property is let for the 2024/2025 academic year, giving an annual return of £30,600 (6.37% gross). There is planning consent 22/04292/FUL to add a dormer window and a kitchen extension. An early inspection is essential.



**ATTENTION INVESTORS.**  
Home Estate Agents are pleased to offer this four bedroomed HMO, set over 3 floors, situated in Fairfield Park, Bath.  
The property is let for the 2024/2025 academic year at £2250 per month, giving an annual return of £30,600 (6.37%)  
There is planning granted for a dormer and kitchen extension (22/04292/FUL – please see BANES website for further details.  
The benefits include gas heating, double glazing, master bedroom with en suite, close to local amenities, far reaching views and ideal location for an investor.  
Phone 01225 463006 to arrange an internal inspection.  
An early viewing is essential.

#### **Entrance Hall**

Entered via front door, wooden glazed inner door, wooden floor boards, stairs rising to first floor landing.

#### **Bedroom: 3.51m x 3.35m**

Double glazed bay window to front aspect, fireplace with tiled surround and hearth, coved ceiling, radiator.

#### **Communal Lounge: 3.61m x 3.89m**

Double glazed window to rear aspect, fireplace with tiled surround and hearth, under stairs cupboard, radiator, coving.

#### **Kitchen/Breakfast Room: 4.39m x 2.54m**

Fitted kitchen with mounted base and wall units, fitted work tops with tiled surround, cooker with cooker hood over, one and a half sink and drainer unit, plumbing for washing machine, space for fridge freezer, wall mounted central heating boiler, tiled flooring, radiator, window to rear aspect, wooden doors giving access to rear garden.

#### **First Floor Landing**

Laminated flooring, door to second floor.

#### **Bedroom: 2.95 x 3.53m**

Double glazed window to front aspect, feature fireplace, radiator.

#### **Bedroom: 3.05m x 2.84m**

Double glazed window to rear aspect, feature fireplace.

#### **Bedroom: 2.54m x 2.26m**

Double glazed window to rear aspect, fitted cupboard, radiator.

#### **Bathroom**

White suite of panelled bath with electric shower over, wash hand basin with vanity unit, WC, extractor fan, tiled flooring, fitted mirror.

#### **Second Floor Bedroom: 4.27m x 4.57m**

Double glazed window to rear aspect, under eaves storage, spotlighting, laminate flooring.

#### **En Suite**

Double glazed window to rear aspect, shower cubicle, wash hand basin with vanity unit, WC, spotlighting, extractor fan.

#### **Front Garden**

Approached via steps, pathway to front door, paving and small area laid to lawn.

#### **Rear Garden**

Gated rear access to rear garden, laid to lawn with steps to property.

#### **Agents Note:**

Planning permission has been granted for a dormer window and a kitchen extension.  
Please see BANES website for further details. 22/04292/FUL

*For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@aheda.co.uk*

[www.aheda.co.uk](http://www.aheda.co.uk)

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branch or go online to  
book your viewing.

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