



**38 South View Road, Oldfield Park, Bath,
BA2 3RW**

Guide Price £475,000

Impeccably presented and perfectly positioned in a quiet road between city access or Oldfield amenities. This 776sqft four bedroom licensed HMO is let until summer 2023 at £2200pcm. Ground floor comprises of front bedroom, sitting room, kitchen and utility. Upstairs houses three further bedrooms and a four piece bathroom. 42ft x 14ft south facing low maintenance gardens. A beautifully homely feel and an excellent track record of letting. Ideal location for Moorland Rd/Oldfield station access or student bus routes on Brougham Hayes. Sole Agents. EPC Rating C

- Four bedroom licensed HMO
- Let until summer 2023
- South facing garden
- Central Oldfield location
- Impeccably presented





Property Description

AGENTS NOTES The property is a licensed HMO let for the forthcoming academic year. The current tenancy is for four tenants from 30th July 2022 (11mths and 1 weeks) at a monthly rent of £2200. Annual income for forthcoming year thus £24,750. Offered for sale as a going concern with tenants and inventory in situ. Currently self managed by landlord.

- all rooms painted summer 2022
- roof copings and front of house re-pointed 2022
- EPC rating already compliant with expected 2025 legislation

Although the north side of South View Road was completed by 1886, the southern terrace was constructed from 1892 onwards on what was orchards backing onto Caledonian Road. This property was first occupied in 1895 by Francis Lee (labourer) who was followed by John Collins (labourer) and William John Chapman (turner). By 1916, the resident was Richard Iley (fireman) who stayed at least into the mid 1930s (and was promoted to engine driver in the early 1930s).

ENTRANCE HALL Top lit part glazed front door, radiator, meter cupboard, cloaks area, stairs to first floor.

BEDROOM Double glazed front window, radiator, alcove meter cupboard.

SITTING ROOM Internal rear window, radiator, alcove cupboard, understairs cupboard, archway to kitchen.

KITCHEN Double glazed rear window, tiled floor, base and wall units with inset sink/drain, cooker point, plumbing for dishwasher, space for tall fridge/freezer.

UTILITY ROOM Double glazed side lit door to rear garden, radiator, tiled floor, worktop with space and plumbing under for freezer, tumble dryer and washing machine.

LANDING Loft access.

BEDROOM Double glazed front window, radiator.

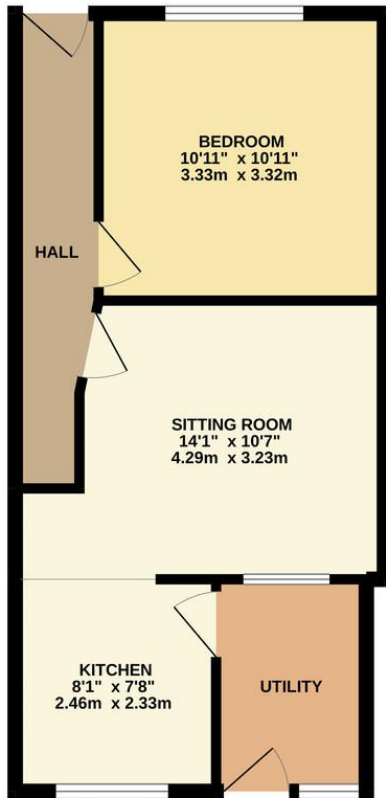
BEDROOM Double glazed front window, radiator.

BEDROOM Double glazed rear window, radiator.

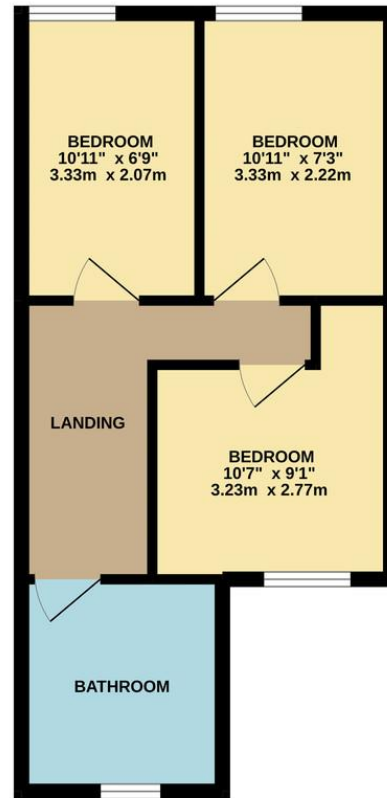
BATHROOM Double glazed rear window, panelled bath, low level W.C, tiled shower cubicle, pedestal basin, tiled floor, radiator, cupboard housing Worcester gas combination boiler, extractor fan.

REAR GARDEN 42ft x 14ft - south facing
Primarily paved with fences and hedges to sides. Rear pedestrian access.

GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA: 776 sq.ft. (72.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements