



Home
ESTATE AGENTS
£497,500

Faulkland Road, Bath, BA2 3LT.

Home Estate Agents are favoured with the instructions to market this substantial 5 bedroomed HMO situated in arguable one of the premium streets within Oldfield Park. The property is currently let for the 2024/2025 academic year, raising a gross return of £36,000 per annum (7.24%). Call 01225 463006 to arrange an internal inspection.

Energy Efficiency Rating: D



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Entrance Hall:

Entered via front door, meter cupboard, stairs rising to first floor landing, coving, door to communal lounge and door to :-

Bedroom: 3.69m x 3.25m

Double glazed bay window to front aspect, radiator, coving, picture rails.

Communal Lounge: 3.59m x 3.44m

Stripped floor boards, TV point, radiator, understairs recess, window to rear aspect and doorway to :-

Kitchen/Dining Room: 3.76m x 2.69m

Stainless steel 1½ bowl sink unit with range of cupboards under, further matching base level cupboards and drawers and matching wall units. Fitted oven, 5 ring gas hob and extractor, fitted work tops, tiled splashbacks and flooring, plumbing for washing machine, space for fridge freezer, area for dining table, double glazed window to rear aspect, doorway to :-

Utility Room:

Worcester gas combi boiler, tiled flooring, radiator, wall light point, double glazed window, Velux window and door to rear garden.

Shower room:

Walk in shower cubicle with mixer shower, low flush WC, was hand basin, radiator, extractor fan.

First Floor Landing:

Access to loft, double glazed window to side aspect, wash hand basin, shaver socket, radiator, doors to:-

Bedroom: 3.70m x 2.06m

Double glazed window to front aspect, radiator.

Bedroom: 2.76m(max) x 3.69m(max)

Double glazed window to front aspect, radiator.

Bedroom: 2.95m x 2.57m

Double glazed window to rear aspect, radiator, fitted wardrobe with top box.

Bedroom: 2.66m x 2.55m

Double glazed window to rear aspect, radiator, wardrobe recess.

Garage/Parking:

Residents parking within the road, detached garage to the rear, ideal for bike storage etc.

Front Garden:

Small front garden with retaining stone wall, gate and path to the front door, low maintenance gardens.

Rear Garden:

Shingled low maintenance garden to the rear with path and gate to the rear service road and garage.

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

www.ahaea.co.uk

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39 Faulkland Road
Bath
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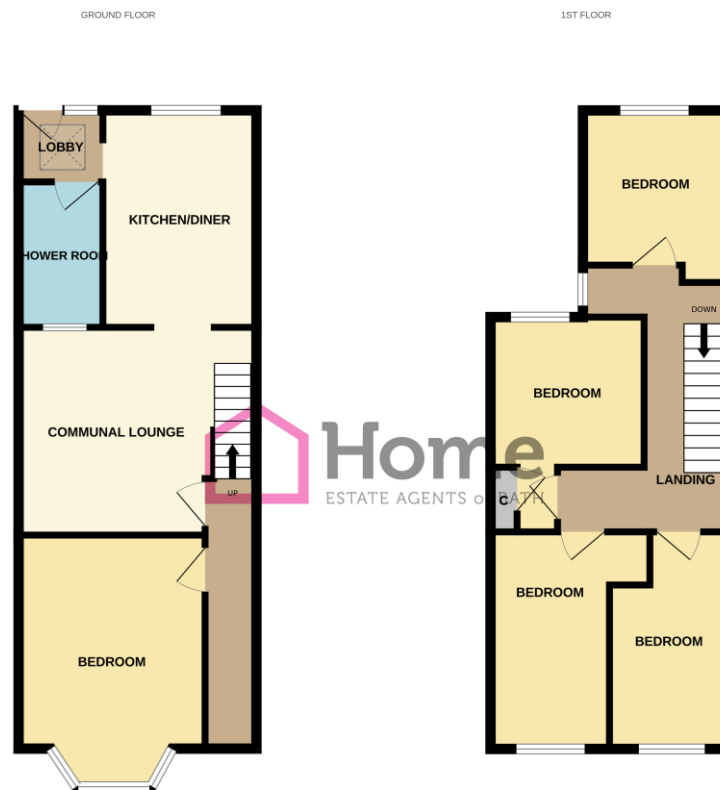
Call now, visit us in
branch or go online to
book your viewing.

📞 01225 463006

✉️ sales@ahea.co.uk

🐦 @at_home_bath

📍 @Home Estate Agents
13 Moorland Road,
Bath, BA2 3PL



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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