



19 Herbert Road, Oldfield Park, Bath, BA2 3PP

Guide Price £420,000

A prime central Oldfield Park investment opportunity. Offering a strong 5.7% return for the 19/20 academic year with a forecasted increase to 6% for academic year 2020, this recently refurbished 4 bed student let should be a sustainable investment moving forward. The recent refurbishment works include a new kitchen, bathroom, WC, flooring, decoration, new boiler & landscaped rear garden. The layout is configured with bedroom, open plan kitchen/living/diner, bathroom & further WC on the ground floor. Upstairs there are 3 further bedrooms. To the rear there is a lovely landscaped & enclosed west facing garden. A very good lock up and leave 4 bed HMO.

- Strong 5.7% return rising to 6%
- Recently refurbished
- 4 bedroom HMO
- Open plan living
- Landscaped garden



Property Description

SUMMARY A prime central Oldfield Park investment opportunity. Offering a strong 5.7% return for the 19/20 academic year with a forecasted increase to 6% for academic year 2020, this recently refurbished 4 bed student let should be a sustainable investment moving forward. The recent refurbishment works include a new kitchen, bathroom, WC, flooring, decoration, new boiler & landscaped rear garden. The layout is configured with bedroom, open plan kitchen/living/diner, bathroom & further WC on the ground floor. Upstairs there are 3 further bedrooms. To the rear there is a lovely landscaped & enclosed west facing garden. A very good lock up and leave 4 bed HMO.

The tenancy is a twelve month tenancy which begins on the 1st September 2018 Until 31st August 2019. The monthly rent is £2,000. The property is currently being re-let for the 2019-2020 academic year for £2100 per month.

Herbert Rd is first listed in city directories in 1892, with 21 houses built (numbered 1-13 and 1A to 8A). The land had been purchased for development in 1889 by Frederick Riddle.

ENTRANCE HALL Entered via part glazed door. Laminate flooring, doors into rooms and stairs to the first floor.

BEDROOM Two windows to the front, radiator and laminate flooring.

OPEN PLAN KITCHEN / LIVING / DINING ROOM A modern and sleek room with a recently fitted kitchen. Range of matching wall and base units with gloss handleless doors, square edged worktop over which includes a breakfast bar. Inset electric hob with oven under and extractor over. Stainless steel sink unit with drainer. Laminate floor, fridge freezer, window to the side and double glazed French doors to the rear garden. Understairs storage cupboard and door into rear hall.

WC Low level WC and pedestal wash hand basin.

BATHROOM Matching white bathroom suite comprising of; shower over bath, pedestal wash hand basin and low level WC. Part tiled walls, window to the rear and lino flooring.

LANDING With doors into all first floor bedrooms.

BEDROOM Two windows to the front and radiator.

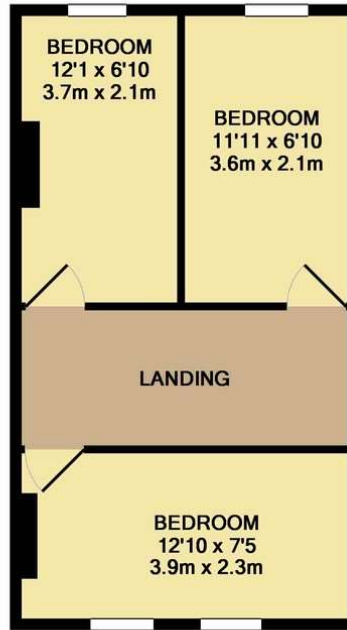
BEDROOM Window to the rear and radiator.

BEDROOM Window to the rear and radiator.

GARDEN The rear garden is laid to patio and lovely big stone slabs. The garden is also enclosed by modern fencing which gives a very contemporary feel to the area.



GROUND FLOOR
APPROX. FLOOR
AREA 454 SQ.FT.
(42.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 354 SQ.FT.
(32.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 808 SQ.FT. (75.1 SQ.M.)
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 and 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