



@Home  
ESTATE AGENTS

£400,000

## Vernon Park, Bath. BA2 3DD.

@Home Estate Agents are pleased to offer this spacious 4 bedroomed, fully licensed HMO situated just off the Lower Bristol Rd, ideal for both Bath Uni & Bath Spa. The property is let for a 12 month period, raising an annual income of £24,000 giving a healthy 6% gross return.

Energy Efficiency Rating: E





Attention Investors.  
@Home Estate Agents are pleased to offer this spacious 4 bedroom, fully licensed HMO situated just off the Lower Bristol Rd, ideal for both Bath Uni & Bath Spa.

The property is let for a 12-month period, raising an annual income of £24,000 giving a healthy 6% gross return. The sizable accommodation is set over 3 floors with 4 lettable rooms, a bathroom & separate shower room and 2 communal rooms for tenants. The benefits include gas heating, double glazing, good sized gardens to side and rear and off-road parking for one car. There is a potential scope (subject to the normal planning permissions) to extend the property to the side, giving further bedroom accommodation with a garage below.

#### **Entrance Hall**

Multi-panel, part frosted wooden door to front aspect. Dado rail. Wall mounted electric meter and fuse box. Radiator. Stairs leading to first floor landing. Doors to all rooms.

#### **Bedroom: 3.40m x 3.25m**

UPVC double glazed bay window to front aspect. Radiator. Coving.

#### **Lounge: 3.96m x 2.97m**

UPVC double glazed window to rear aspect. Radiator.

#### **Kitchen: 2.47m x 2.01m**

2x double glazed windows to side aspect. Fitted with a matching range of wall mounted and floor standing units. Fitted work surfaces. Inset stainless steel unit. Tiled splashbacks. Gas cooker space. Plumbing and space for washing machine. Space for fridge. Doorway to:

#### **Dining Room: 2.74m x 2.70m**

Double glazed window to rear garden. Radiator. Frosted glazed door to side aspect.

#### **First Floor Landing**

Doors to all rooms. Stairs leading to 2<sup>nd</sup> floor landing.

#### **Bedroom: 3.97m x 3.06m**

Double glazed window to rear aspect. Radiator. Wall mounted wash basin with cupboard under and tiled splashbacks.

#### **Bedroom: 3.31m x 3.12m**

2x Double glazed windows to front aspect. Radiator. Wash hand basin with cupboard under.

#### **Bathroom**

Obscured double glazed window to rear aspect. Suite comprising of:- bath, pedestal wash hand basin and low flush WC. Radiator.

#### **Second Floor Landing**

Doors to all rooms.

#### **Shower Room**

Frosted glazed window to rear aspect. Shower cubicle with wall mounted shower. Low flush WC. Wash hand basin. Radiator.

#### **Bedroom: 4.87m x 3.84m**

Two windows to rear aspect. Radiator.

#### **Gardens**

The rear garden is enclosed by fencing and laid mainly to lawn with decked area. Gated side access. Front garden is laid to paving and partly enclosed by a low wall.

#### **Parking**

Off-road parking for one car.

*For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on [sales@ahea.co.uk](mailto:sales@ahea.co.uk)*

**[www.ahea.co.uk](http://www.ahea.co.uk)**



# £400,000

4 Vernon Park,  
Bath,  
BA2 3DD.

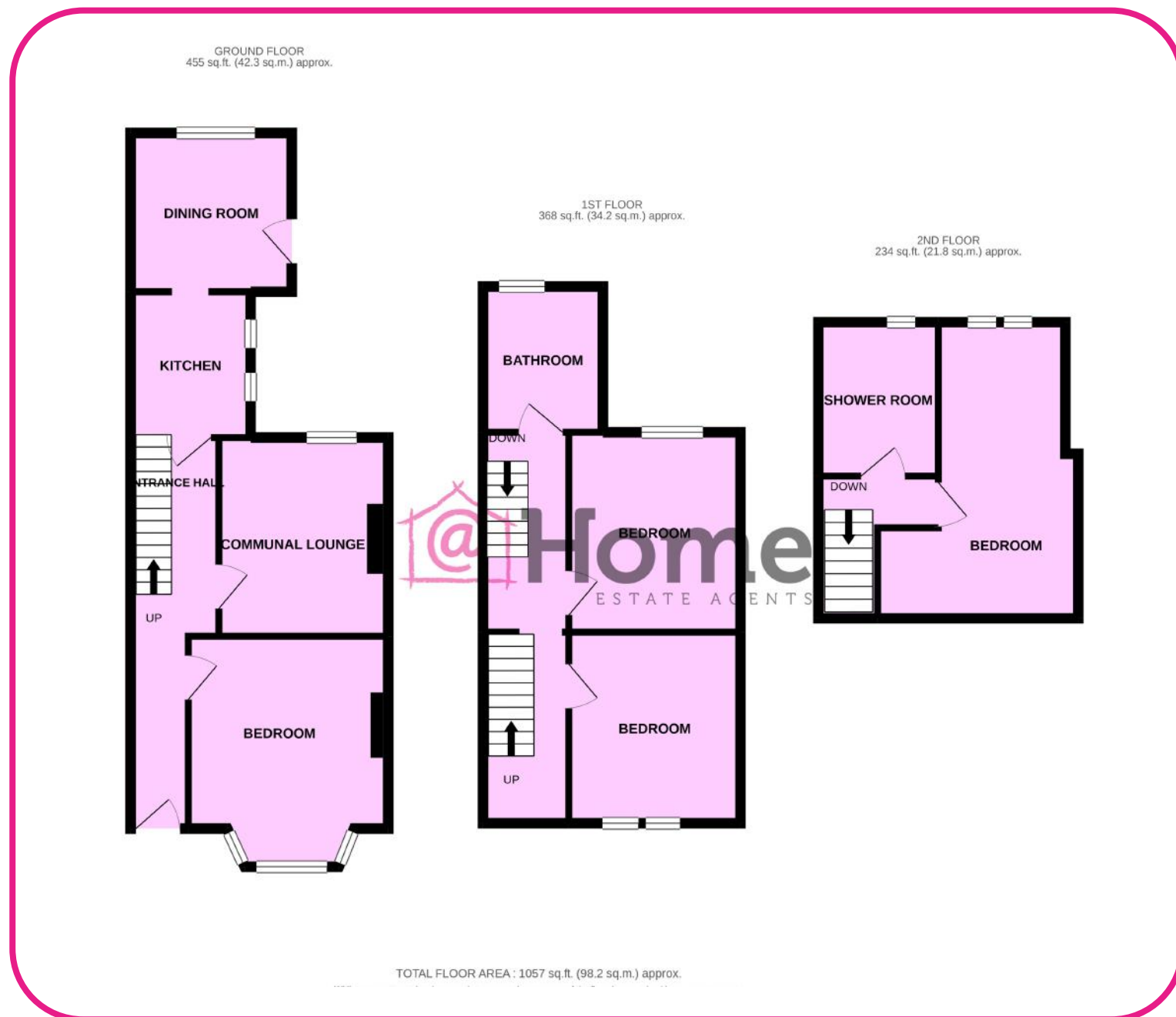
Call now, visit us in  
branch or go online  
to book your viewing.

📞 01225 463006

✉️ [sales@ahea.co.uk](mailto:sales@ahea.co.uk)

🐦 [@at\\_home\\_bath](https://twitter.com/at_home_bath)

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



#### DISCLAIMER

Please note that these particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must verify their accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and planning/ building regulation consents. All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. A801