

£550,000

Council Tax Band: C
Energy Efficiency Rating: C

Dorset Street, Bath, BA2 3RA.

Home Estate Agents of Bath are favoured with the instructions to market this immaculately presented 6 double bedroomed student HMO raising a gross return of £55,152 per annum. The property is ideally situated for student bus routes & local amenities, namely Lidl, Costa & neighbouring gyms. The benefits include gas heating, double glazing and low maintenance gardens.
An early inspection is highly recommended. Phone 01225 463006 to arrange an internal inspection.









Home Estate Agents are favoured with the instructions to market this immaculately presented 6 double bedroomed student HMO raising a gross return of £55,152 per annum, let for the 2026/27 academic year.
The property is ideally situated for student bus routes & local amenities, namely Lidl, Costa & neighbouring gyms.
The sizeable accommodation briefly comprises:- entrance hall, spacious kitchen/diner/lounge with access to low maintenance rear gardens, 2 downstairs double bedrooms with shower room. Upstairs, there are 4 further double bedrooms together with a large shower room and separate WC. Outside, there are low maintenance gardens to front & rear. The property was fully upgraded some few years ago and benefits from gas heating, double glazing, recent re-roofing & good decorative order throughout.
An early inspection is highly recommended. Phone 01225 463006 to arrange an internal inspection.

Entrance Hall:
Entered via double glazed front door, consumer unit, central heating thermostat, stairs rising to first floor landing, door to kitchen/diner/lounge, door to:-

Bedroom: 4.14m x 3.26m
Double glazed window to front aspect, radiator, wardrobe.

Lounge/Diner/Kitchen: 6.00m x 3.58m plus 2.61m x 1.77m
Lounge area:
Double glazed window and door to rear garden, TV point, laminated flooring.
Dining Area:
with radiator and laminated flooring.
Kitchen area:
With single drainer stainless steel sink unit with mixer tap, range of base level and wall units, fitted 4 ring gas hob with extractor fan over, eye level double oven, fitted space for dishwasher, washing machine and dryer, laminated flooring, Worcester gas combi boiler, double glazed window to rear aspect, tiled splashbacks, door to bedroom and door to:-

Shower Room: 3.25m x 1.06m
Shower cubicle with mixer shower, low flush WC, wash hand basin, chrome towel radiator, extractor fan, light and shaver socker, laminated flooring, double glazed window to rear aspect.

Bedroom: 4.14m x 3.26m
Double glazed window to side aspect, radiator.

First Floor Landing:
Doors to:-

Bedroom: 4.26m x 3.26m
2 double glazed windows to front aspect, radiator, fitted double wardrobe.

Bedroom: 3.22m x 3.15m
Double glazed window to rear aspect, radiator.

Bedroom: 3.52m x 2.68m
Double glazed window to rear aspect, radiator.

Separate WC:
Low flush WC, wash hand basin with mixer tap, laminated flooring, extractor fan.

Shower Room: 2.49m x 1.75m
Walk-in shower cubicle with mixer shower, low flush WC, wash hand basin, chrome towel radiator, double glazed window to rear aspect, light and shaver socket, extractor fan, laminated flooring.

Parking:
Residence parking.

Front Garden:
Low maintenance front garden with path to front door.

Rear Garden:
Good sized patio area with steps up to raised shingled garden, substantial timber bike/store, gated side access giving access to Victorian Terrace and bus stops.

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

www.ahea.co.uk

£550,000

15 Dorset Street
Bath
BA2 3RA

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

Home
ESTATE AGENTS of BATH



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