

£400,000

Energy Efficiency Rating: C

Blackmore Drive, Bath. BA2.

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The property is let for the 2021/22 academic year, raising £24,000 per annum thus giving a gross return of 6%. The property benefits from a well appointed kitchen with appliances, gas heating via gas combi boiler, double glazed throughout and single garage enbloc.
The accommodation briefly comprises:- communal room, kitchen/breakfast room, four bedrooms and upstairs bathroom. There is a possibility that the spacious downstairs bedroom could be split into two rooms, therefore with the potential of a five bed.
An early inspection is essential. Phone 01225 463006 to arrange and appointment.

Entrance Hall
Entered via double glazed front door, double glazed window to side aspect, radiator, stairs rising to first floor landing and doors to communal room and:–

Bedroom: 4.51m x 3.71m
Laminate flooring, two double glazed windows to front aspect, two double panel radiators, coving, telephone point.

Communal Room: 3.05m x 2.46m
Radiator, double glazed window to rear aspect, coving, laminate flooring, double glazed door to rear, doorway to:-

Kitchen: 3.92m x 1.97m
Upgraded, high gloss kitchen consisting of:- single drainer stainless steel sink unit with swan neck mixer tap over, full range of base level and wall units, composite work surfaces and splash backs, inset halogen hob with glass splash back, extractor fan and electric oven below. Plumbing for washing machine and space for dryer. Integrated fridge freezer, recessed downlights, double glazed window to rear aspect, fitted breakfast bar, laminate flooring.

First Floor Landing
Doors to:-

Bedroom: 3.51m x 2.97m
Double glazed window to rear aspect, radiator, over stairs cupboard housing Worcester gas combi boiler.

Bedroom: 3.51m MAX x 3.82m
Double glazed window to front aspect, radiator.

Bedroom: 2.93m x 2.31m
Double glazed window to front aspect, radiator.

Bathroom
White suite of panelled bath with electric shower over, low flush WC, wash hand basin, radiator, double glazed window to rear aspect.

Garage/Parking
Single garage enbloc close to property.

Front Garden
With retaining wall, low maintenance gravelled area, rockery and mature shrubs.

Rear Garden
Rear garden laid to lawn, with patio area, side gate and panelled fencing.

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

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Bath,
BA2 1JW.

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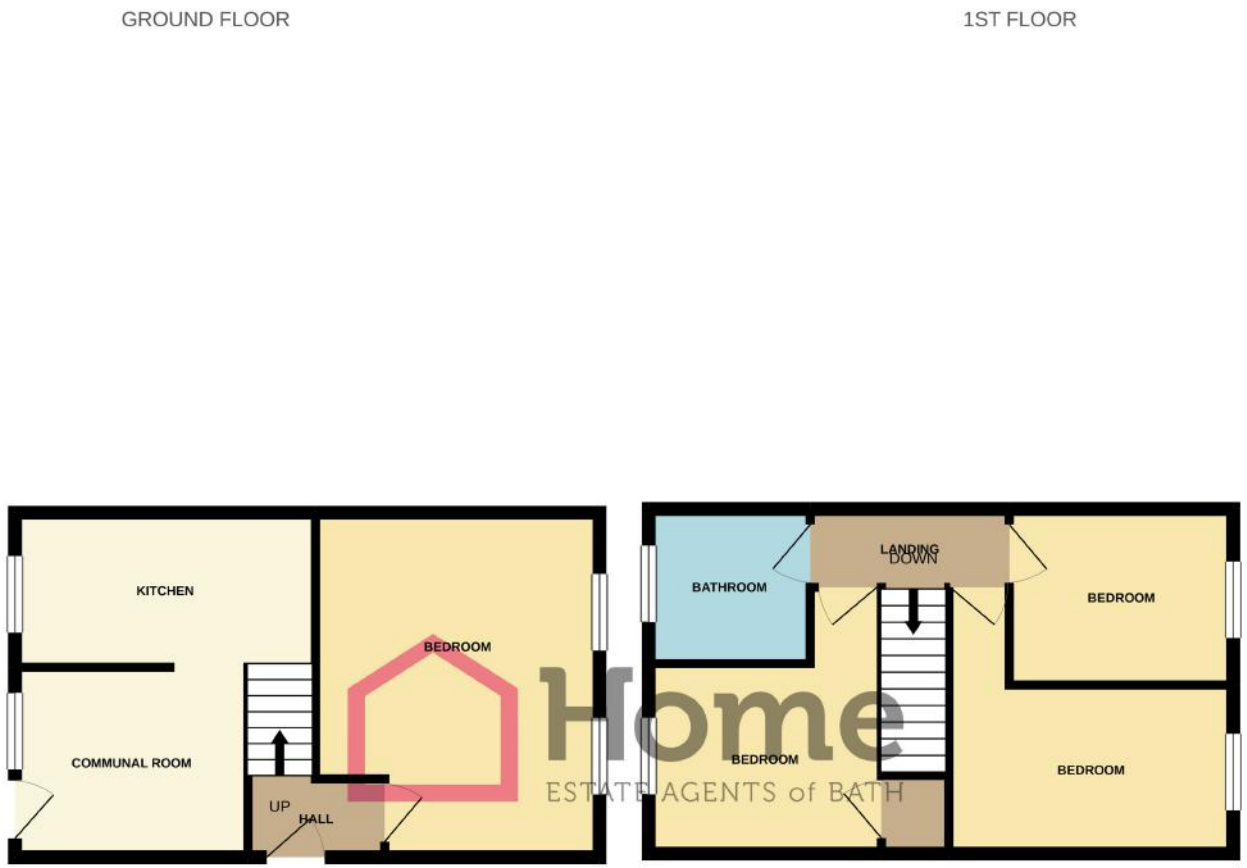
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