

£425,000.

Energy Efficiency Rating: C

Argyle Terrace, Bath, BA2 3DF.

Home Estate Agents of Bath are pleased to offer this spacious 5 bedroomed stone built terraced house currently licensed as an HMO. The property enjoys an annual income of £30,600, giving it a healthy 7.2% gross yield. An early inspection is highly recommended. Phone 01225 463006 to view.


Home


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Home Estate Agents of Bath are pleased to offer this spacious 5 double bedroomed stone built terraced house currently licensed as an HMO. The property enjoys an annual income of £30,600, giving it a healthy 7.2% gross yield. The spacious accommodation provides; entrance hall, lounge/kitchen/diner utility room, wet room, 5 bedrooms, house bathroom, gardens to front & rear and off-road parking for at least 4 cars. The property boasts close proximity to local shops etc, good access to both the City Centre and Bristol beyond together with good routes to both Bath Universities. An early inspection is highly recommended. Phone 01225 463006.

Entrance Hall
Front door giving access to inner hallways, fuse box, exposed floor boards, glazed door to :-

Inner Hall:
Stairs rising to first floor landing, understairs cupboards, doors to :-

Bedroom: 4.04m x 3.89m
Double glazed bay window to front aspect, radiator.

Bedroom: 3.63m x 3.20m
Double glazed window to rear aspect, radiator.

Utility Room: 3.61m x 1.59m
Range of fitted cupboards and draws, tiled flooring, space for fridge freezer. Underfloor heating. Door to inner courtyard.

Wet Room: 2.60m x 0.75
Mixer shower, wash hand basin, low flush WC, chrome towel radiator, extractor fan, tiled walls and floors.

Kitchen/Lounge/Diner:
'L' shaped open plan room.

Kitchen Area
Double enamel sink unit with mixer tap, range of modern cupboards and draws, fitted work surfaces, gas cooker point with stainless steel extractor fan over. Space for fridge, space for dishwasher, Velux window, double glazed window to rear, tiled underfloor heating.

Lounge/Diner:
With inset downlights, tiled flooring with underfloor heating, patio doors, separate double-glazed door to the rear.

First Floor Landing:
Cupboards housing gas combi boiler and airing cupboard, doors to :-

Bedroom: 3.32m x 3.51m
Double glazed window to front aspect, radiator, wash hand basin with vanity unit under.

Bedroom: 3.66m x 3.23m
Double glazed window to rear aspect, radiator.

Bedroom: 3.56m x 2.44m
Double glazed window to side aspect, wash hand basin with vanity unit under, radiator.

Bathroom: 2.54m x 1.59m
White suite of panelled bath with mixer shower over, low flush WC, wash hand basin with vanity unit, radiator, recessed lighting.

Parking:
Service road giving access to parking area to the rear. There is block paved parking for 4 cars.

Front Garden:
Steps and path to front door, shingled front garden.

Rear Garden:
Patio shingled , south facing rear garden.

Agent's notes:
Please be advised the current landlord paid utilities which were approximately £254per month last financial year.

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

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

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Whilst every attempt has been made to ensure the accuracy of the floorplan 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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