



**76 Coronation Avenue, Oldfield Park, Bath,  
BA2 2JW**

**£500,000**

Offering up to a 6.16% gross yield and let as a four storey licensed 5 bed HMO until June 2020, this spectacular 1342sqft investment also enjoys a prime position right on the U2 bus route, long west facing gardens with parking at the end and superb views to the rear. Unusually for a local HMO, the original room layouts have remained mostly unchanged so bedroom sizes are generous and there are two reception rooms plus kitchen, large bathroom and a utility. Retained character including fireplaces and exposed floorboards, double glazing, GCH and all this within 0.6 of a mile to Moorland Road amenities. Sole Agents

Buyers wishing to purchase more than one property for investment should note we are also offering for sale the next door property for the same client.

- 1342sqft
- Four storeys
- 6.16% yield
- Licensed & let until mid 2020
- Long west facing gardens



## Property Description

**AGENTS NOTES** Current annual rental return is £29,120 (£520pppm including bills) on a 12 month tenancy (10mths at full rent and 2mths at 60%). The property is also rented for the next academic year (1st July 2019 to 30th June 2020) at £550pppm thus £30,800 annual return.

Internal photos displayed were taken during summer recess.

**ENTRANCE HALL** Top lit part glazed front door, part glazed internal door, coved ceiling, dado rail, meters and fuseboard, radiator. Stairs to upper floors.

**BEDROOM 1** Double glazed front bay window, radiator, exposed floorboards, period style fireplace surround with cast iron inset, coved ceiling.

**SITTING ROOM** Double glazed rear window, radiator, period style fireplace.

**KITCHEN** Double glazed rear window, range of base and wall units with inset sink/drain, space for tall fridge/freezer, plumbing for dishwasher, wall mounted Vaillant gas combination boiler, cooker point with hood over, part tiled walls, stairs down to garden floor.

**FIRST FLOOR LANDING** Stairs to second floor, radiator.

**BEDROOM 2** Two double glazed front windows, exposed floorboards, original cast iron fireplace, radiator, built in wardrobe/cupboard.

**BEDROOM 3** Double glazed rear window, radiator, built in wardrobe.

**BATHROOM** Double glazed rear window, tiled floor, corner bath, fully tiled walls, double shower cubicle, low level W.C, pedestal basin, radiator, extractor fan.

**SECOND FLOOR LANDING** Front Velux skylight.

**BEDROOM 4** Double glazed rear dormer window, eaves storage.

**GARDEN FLOOR HALL** Radiator, undercroft access.

**BEDROOM 5** Double glazed rear door/window, radiator.

**DINING ROOM** Double glazed French doors to garden, radiator.

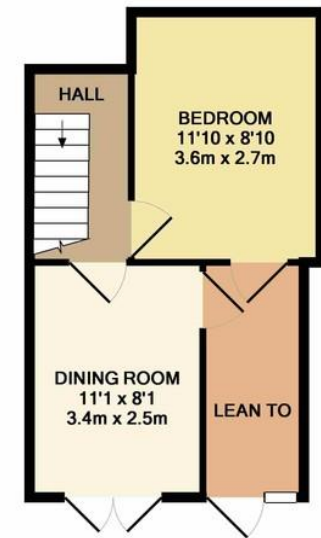
**UTILITY ROOM/LEAN TO** Double glazed door and window to rear, plumbing for washing machine and space for dryer.

**REAR GARDENS** Lengthy west facing rear garden with lawn and mature trees/shrubs. Step access to parking area and rear access lane.

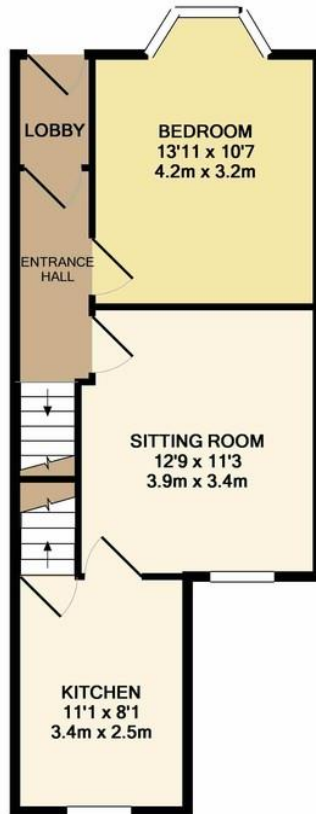
**GARAGE/PARKING** Elderly prefabricated single garage/shed with double doors to lane.







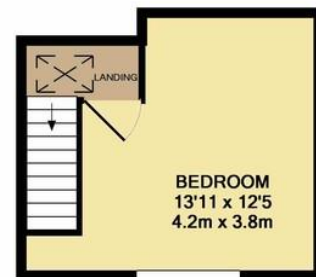
GARDEN FLOOR  
APPROX. FLOOR  
AREA 290 SQ.FT.  
(27.0 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 447 SQ.FT.  
(41.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 439 SQ.FT.  
(40.8 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 165 SQ.FT.  
(15.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1342 SQ.FT. (124.6 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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

## Tenure

Freehold

## Council Tax Band

C

## Viewing Arrangements

Strictly by appointment