Haycombe Drive

Bath, BA2

Asking Price: £420,000

Madison Oakley



- Six bedroom HMO
- Four bathrooms (two ensuite)
- Kitchen/diner, utility & conservatory
- Semi detached
- East facing rear gardens with outbuilding
- Right on the bus route
- Convenient for Mount Rd shops
- Double glazing & GCH



A well-established and highly profitable HMO on the southern slopes of Bath. This substantial six bedroom four bathroom semi-detached home has operated as a successful HMO since 2015. Recent rental income approx £4,350. 1193sqft of accommodation over two storeys currently configured as a six bedrooms with four bathrooms (two ensuite), kitchen/diner, conservatory and utility.
Generous lawned east facing rear gardens with 15ft3 x 8ft8 outbuilding. Double glazing & GCH in situ. Bus stop opposite on the road and unrestricted on street parking.

Sold with vacant possession from Sept 2026.

EPC rating D
Council tax band B
Tenure Freehold

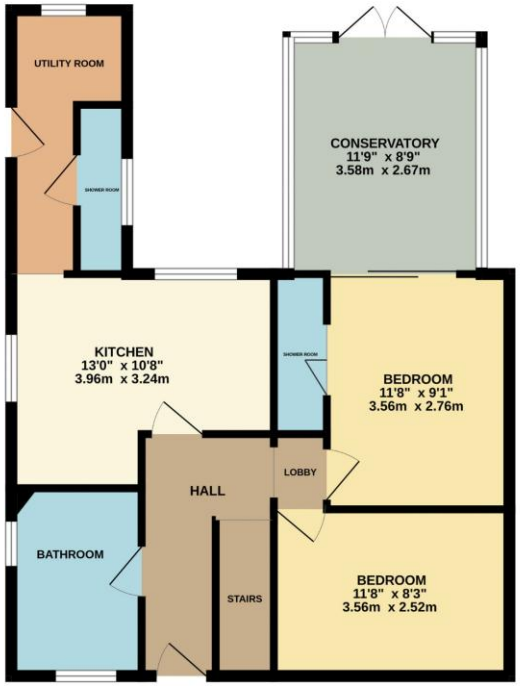




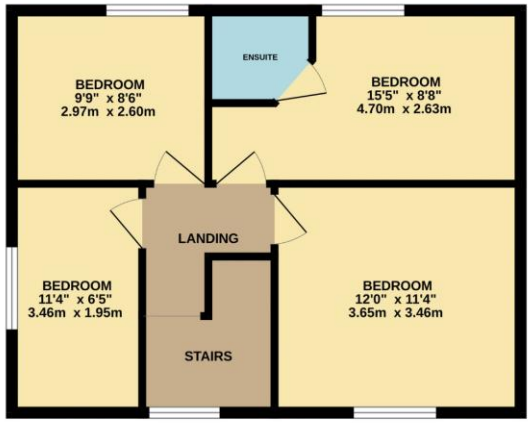




GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1183 sq.ft. (109.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Accommodation

Ground floor hall, bathroom, kitchen/diner, utility, shower room and two double bedrooms (one with ensuite and conservatory). First floor landing and four bedrooms (one with ensuite).

External Amenities

Rear garden - 39ft x 30ft min - with lawn, mature trees and shrubs. Outbuilding - 15ft3 x 8ft3 internal measurements - with light and power. Used as additional communal space for tenants (see photos).

Location

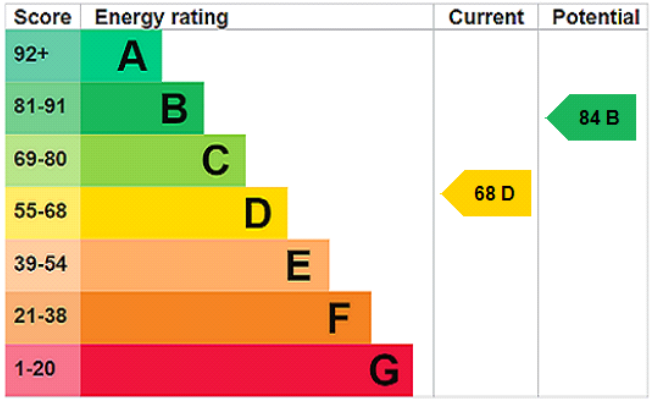
Situated amongst a thriving local community which benefits from a broad range of amenities and services including a variety of local shops on Mount Road. The immediate local area provides a doctors surgery, dental surgery, Bath City Farm and Hillier garden centre (with Englishcombe valley walks beyond Hilliers). Local bus service direct to Bath city centre as well as offering onward connection from the city to Bristol.

Agents Notes

The property has been used as a HMO since 2015, has a Certificate of Lawful Use granted and a newly updated HMO license. The property is not currently tenanted. Sold as seen with inventory in situ.

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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

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