Wedmore Park

Southdown, Bath, BA2

Asking Price: £300,000

Madison Oakley


112
110

- Three double bedroom HMO
- Sold as ongoing investment
- 874sqft
- Let until summer 2027
- 8.58% yield (on 11mth tenancy)
- Quiet cul de sac
- Low maintenance rear gardens
- Close to Mount Rd bus routes & shops
- 200yds to Roundhill park green spaces
- Double glazing & GCH



A superb investment returning 8.5%+ yield and let to three students for the 2026/7 academic year. Three bedroom HMOs are rare and much in demand from tenants - this property has had a flawless occupation record since planning change of use was granted in 2018.

Beautifully spacious and well maintained accommodation offering three generous double bedrooms, communal sitting/dining room, refitted kitchen, bathroom and a low maintenance level rear garden.

Double glazing & GCH in situ.

EPC rating C
Council tax band B
Tenure Freehold

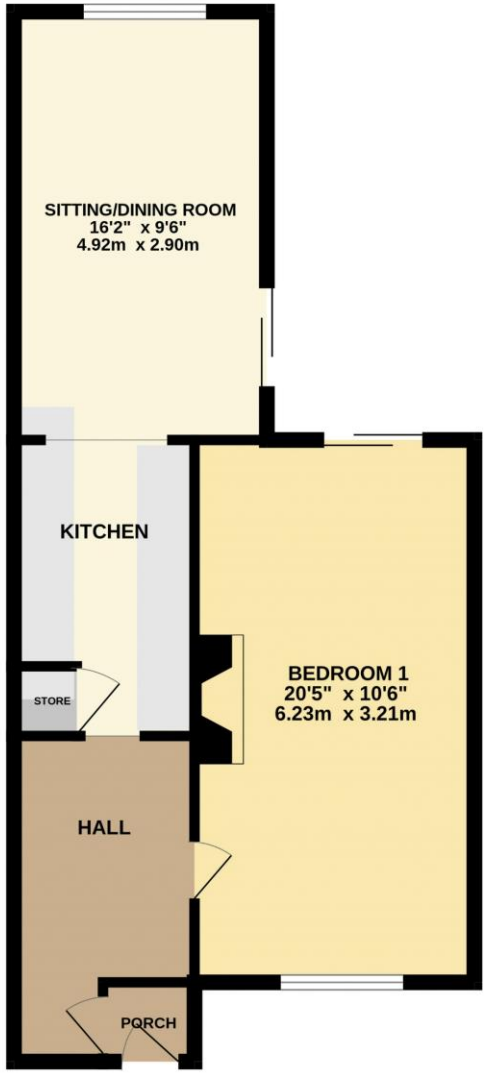




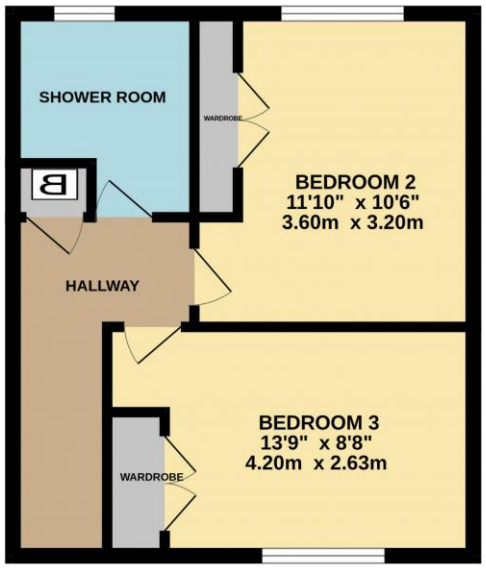




GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 sq.m.) approx.

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

Ground floor hall, kitchen, rear communal sitting/dining room and large double bedroom.
First floor landing, two double bedrooms and bathroom.

External Amenities

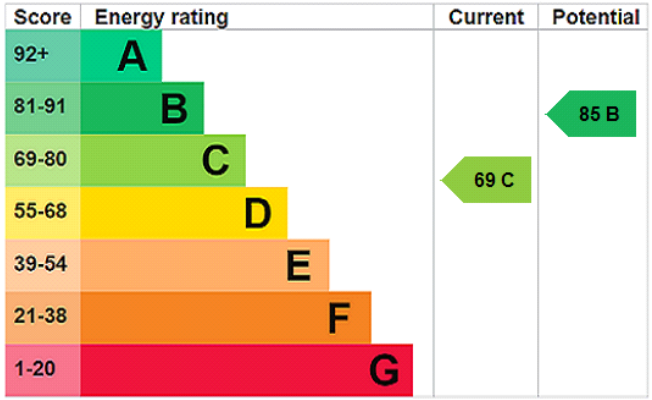
Rear garden - low maintenance paved and lawned with block storage shed & gated rear pedestrian access.

Location

Tucked away in this quiet cul de sac with Roundhill park green spaces close by and Mount Road shops just a third of a mile around the corner. 1.3miles to Moorland Rd and Oldfield Park station. 2.4miles to the city centre (Guildhall). High Barrow Hill (or Roundhill to use the more common name) reaches a height of 676ft above sea level to the east of Wedmore Park and the view from the top is one of Bath's best vistas.

Agents Notes

Current rent for the 2026-2027 tenancy (started 6th July 2026) is £2,340pcm. Sold as a going concern with tenants and inventory in situ. Managed presently via Madison Oakley.



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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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