



## 17 Dartmouth Avenue, Oldfield Park, Bath, BA2 1AS

£295,000

A wonderfully presented four bedroom student investment, let right the way through to June 2016 and returning £1400 per calendar month (£16,800 per annum). The current owners have maintained this property to a very high standard and it has the all important HMO license in place. All in all you will find four bedrooms (3 first floor, 1 ground floor), living room, kitchen and first floor bathroom. The property benefits from gas central heating and double glazing topped off by a very pleasant west facing garden. Dartmouth Avenue is situated a short walk from Moorland Road and main University bus routes making it a convenient proposition for students when reletting is required.

- 4 Bedroom Investment
- Very well presented and maintained
- Let until June 2016
- Returning £1400 pcm
- All mod cons



## Property Description

**ENTRANCE HALL** UPVC door leading in, radiator, doors to rooms and stairs to the first floor.

**BEDROOM** Double bedroom with x2 double glazed windows to the front and radiator.

**LIVING ROOM** Wall mounted TV, double glazed window to the rear, radiator and door into kitchen.

**KITCHEN** A modern kitchen with a range of matching wall and base units. Roll top work surface with integrated 4 ring electric hob and built in oven under, extractor over. Stainless steel sink unit, washing machine, dishwasher and fridge freezer with wall mounted combi boiler. Double glazed window to the rear and door leading out to the rear. Laminate flooring, radiator and tiled splash back continuing around the worktop.

**BATHROOM** Matching white bathroom suite comprising bath with shower over, pedestal wash hand basin and low level WC. Heated towel rail, radiator, double glazed window to the rear and extractor fan. There is also a storage cupboard and part tiled walls.

**BEDROOM** Double glazed window to the rear and radiator.

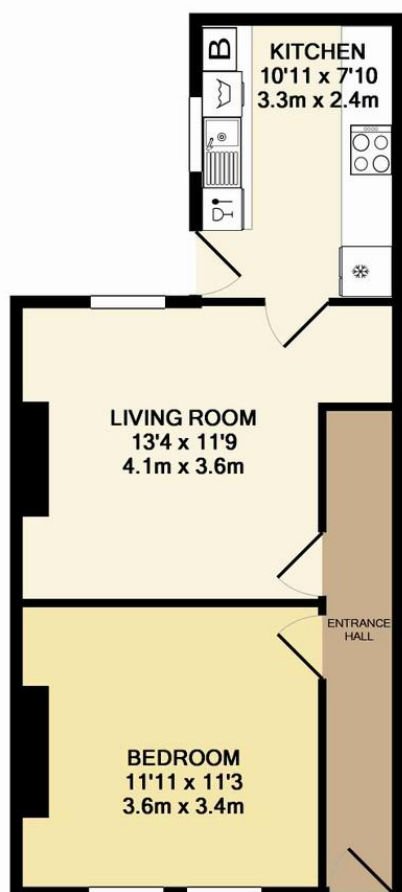
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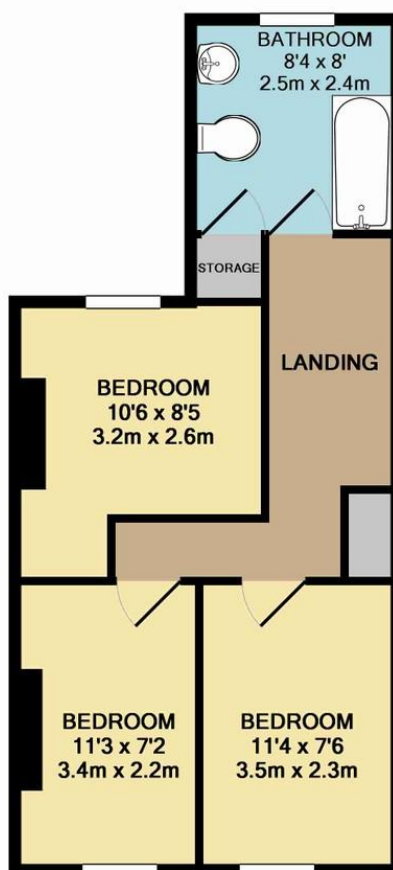
**LANDING** Storage cupboard, access to the loft and doors to rooms.

**GARDEN** The rear garden has a sunny West facing aspect and is enclosed by fencing. The garden is mainly laid to shale to provide easy maintenance.





GROUND FLOOR  
APPROX. FLOOR  
AREA 414 SQ.FT.  
(38.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 404 SQ.FT.  
(37.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 819 SQ.FT. (76.1 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## Contact Details

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## Tenure

Freehold

## Council Tax Band

## Viewing Arrangements

Strictly by appointment

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