



Newbridge Road  
Lower Weston | Bath

**NASH  
& CO**



### Summary

A beautiful and unique Victorian villa conveniently located close to many local amenities. The property benefits from ample off-street parking and double garage. The accommodation is laid out over 4 floors (totally 2500 sq. feet) comprises – 6 bedrooms (3 en suites); large bay-fronted reception room with stained glass windows; modern fitted kitchen; vaulted utility room/storage space; additional shower room and WC; plus, a study/office with adjacent shower room. There is an abundance of period features throughout this generously proportioned home. Offered for sale with no onward chain.

### Location

The property is conveniently located close to shops and amenities in Chelsea Road, which include; bakery, Post Office, convenience store, delicatessen and cafés. Marks & Spencer's and Lidl are close by on Lower Bristol Road. Other local amenities include a chemist and doctors surgery on nearby Newbridge Hill. The Royal United Hospital is also easily accessible. The close by riverside foot/cycle path leads both into the city centre and westward all the way to Bristol. The cycle path also leads southwards to Linear Park and the Two Tunnels. Bath's city centre offers a diverse range of restaurants, shopping and cultural opportunities. The property is less than 10 minutes walk from the Royal Victoria Park with its 57 acres of open parkland and botanical gardens. Bath Spa and Oldfield Park railway stations provide a main line link with London Paddington, Wales and the South West. Oldfield Park train station itself is conveniently located within a 15-minute walk of the property. The M4 motorway is accessible at junction 18. Newbridge Road leads to the A4 for Bristol.



- Detached Victorian villa (approx. 2500 sq. feet)
- 6 Bedrooms
- Attractive period features throughout
- Potential to convert back to family home or individual flats
- Garage and ample off-street parking

- Large reception rooms
- Utility room
- Close to local shops and cafés
- Great access to riverside cycle path
- Regular bus service to and from city centre

[nashandcobath.co.uk](http://nashandcobath.co.uk)

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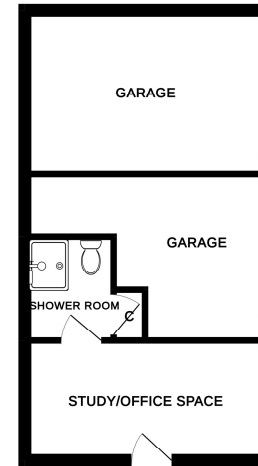
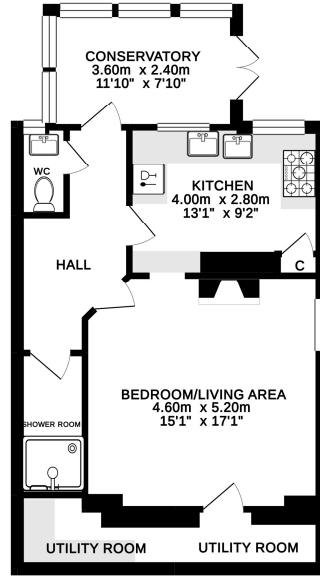
BASEMENT LEVEL 88.9 sq. m.  
( 957 sq. ft. )

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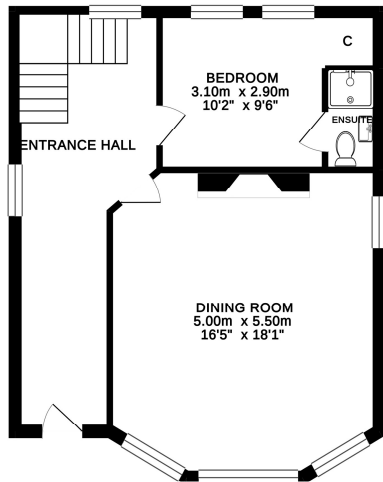
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	57	81

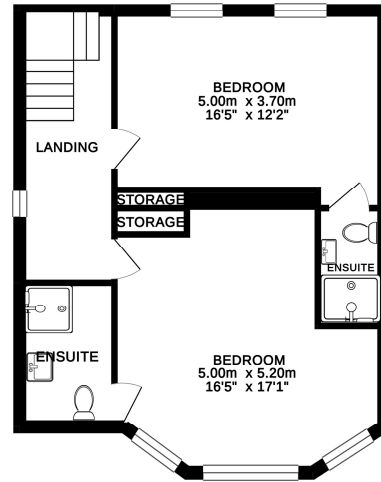
Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	48	76



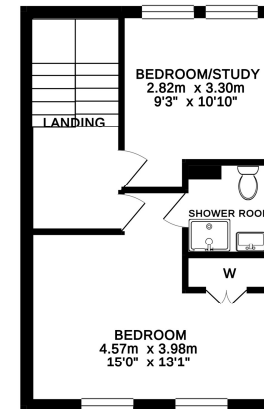
GROUND FLOOR 54.6 sq. m.  
( 588 sq. ft. )



1ST FLOOR 54.2 sq. m.  
( 583 sq. ft. )



2ND FLOOR 33.1 sq. m.  
( 356 sq. ft. )



Nash & Co is a trading name of Nash & Co (Bath) Ltd, a company registered in England & Wales under registration number 09405604 with its registered office at 39 Oolite Road, Bath, BA2 2UU.

**Agents Note:** These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only.