

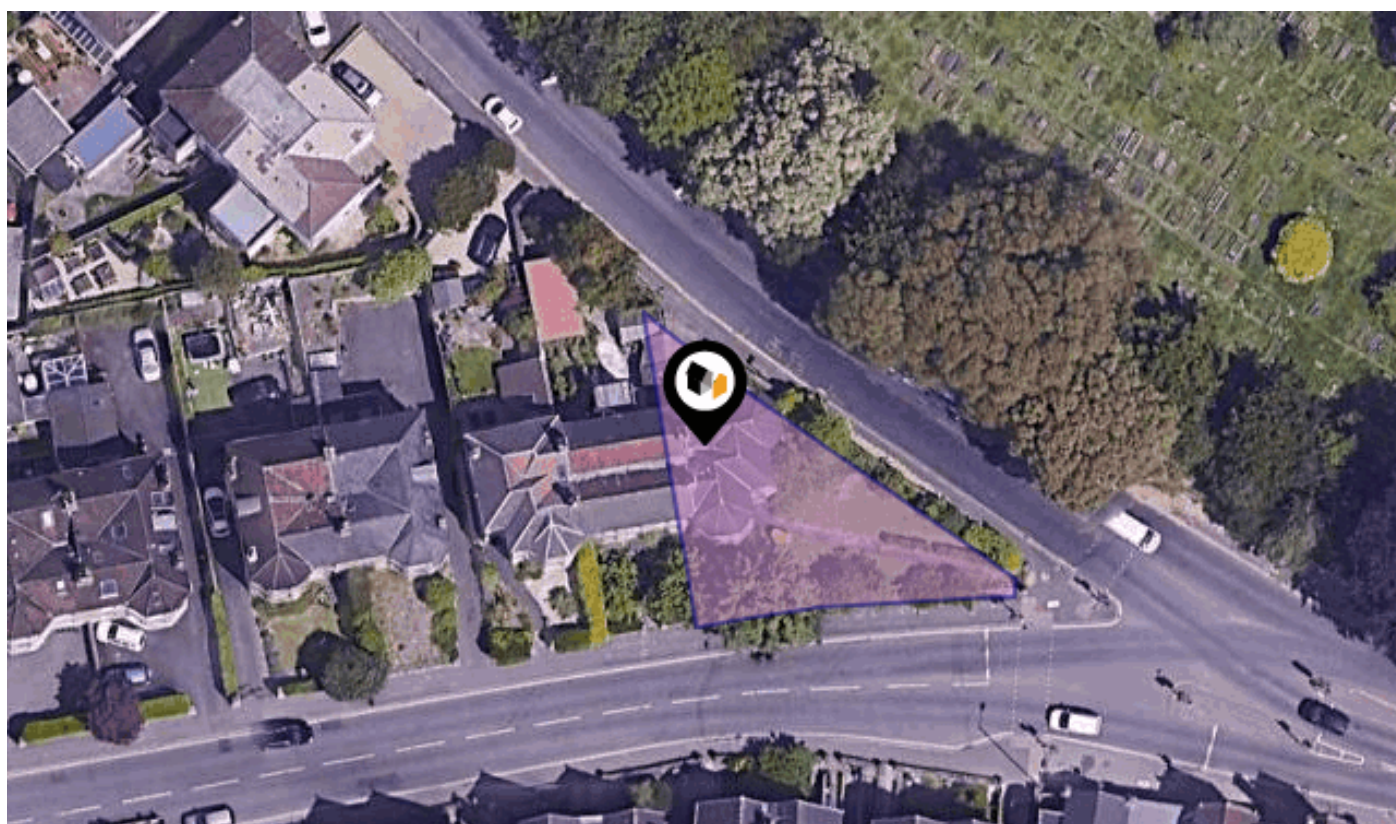


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 07th August 2025



NEWBRIDGE ROAD, BATH, BA1

Offers Invited : £750,000

Martin & Co Bath

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FREEHOLD

An attractive and striking attached Victorian home located on a bold plot between Newbridge Road and the A431 with a wealth of period features set over 4 floors. Given the location and size of this property we believe it offers much scope for further investment and various uses subject to the usual consents and as licensed student HMO provides a good income.

Bath enjoys international acclaim as a World Heritage Site for its Georgian architecture and Roman heritage and offers wide variety of cultural, leisure and business amenities along with excellent restaurants and boutique shops and large retailers. There are some very well-regarded schools nearby in both the state and private sectors, and sporting facilities include Bath Racecourse, Lansdown Golf Club and Lansdown Tennis/Squash Club and The Rec the home of Bath Rugby.

Newbridge Road is located on the northwestern side of Bath. The RUH is only a short distance from the property and local amenities can be found at the well-regarded Chelsea Road which is approximately 200 yards away. Bath Spa University at Newton Park and Bath University, both can be reached with ease by bus and Bath Spa mainline railway station also provides high speed direct links to London Paddington.

On the ground floor as you enter the property there is there an impressive entrance hallway and access to the basement and a separate WC. To the right-hand side of the hallway is a front reception with impressive bay window and high ceilings along with some original features including the fireplace.

Off the reception room is the dining room which leads down to kitchen which has had direct access to the side of the property and the parking space. To the left of the hallway is the sitting room which is currently used as bedroom five and again has high ceilings and an amazing bay window, allowing lots of natural light to flood into this room.

On the next floor there are three further bedrooms and family bathroom and then stairs to the 4th floor which has as another bedroom with an en - suite shower room. Externally There is a decent sized garden mainly laid to lawn to the front of the property with an array of shrubs and bushes enclosed with wooden fencing.

There is a very useful off-street parking space located at the rear of the property for one car and permit parking is available from the local authority.

Agents notes

As a Student HMO which is licenced I until 2028 this property rents for approximately £3500.00 per calendar month but we believe more can be achieved. All bills including utilities/council tax/etc are the responsibility of the tenants. The current tenancy will end on the 15th June 2025.



Property

Type:	Terraced
Bedrooms:	4.5
Floor Area:	1,625 ft ² / 151 m ²
Plot Area:	0.09 acres
Year Built :	1890s
Council Tax :	Band E
Annual Estimate:	£2,769
Title Number:	ST183730

Offers Invited:	£750,000
Tenure:	Freehold

Local Area

Local Authority:	Bath and north east somerset
Conservation Area:	Bath
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

12 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

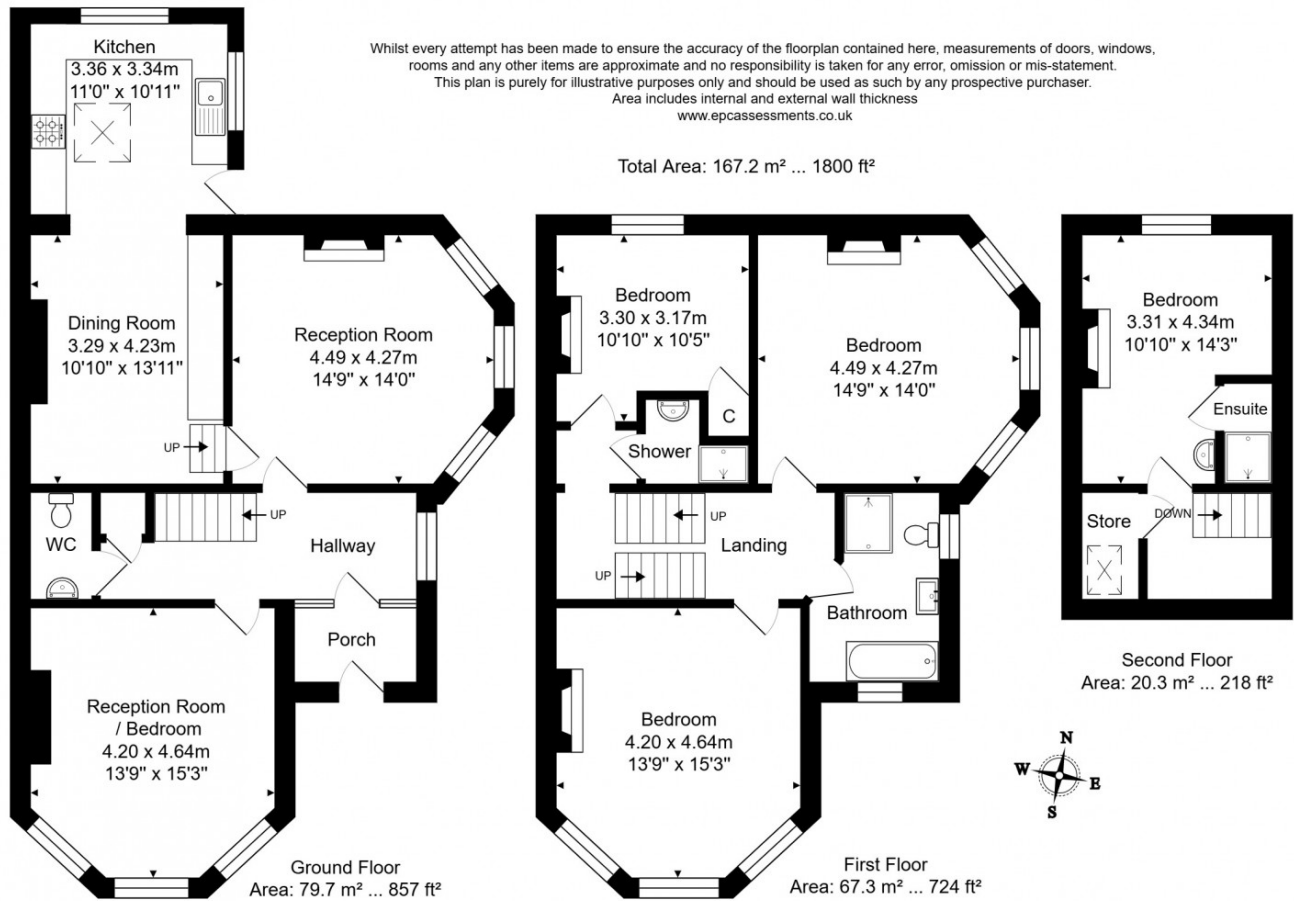


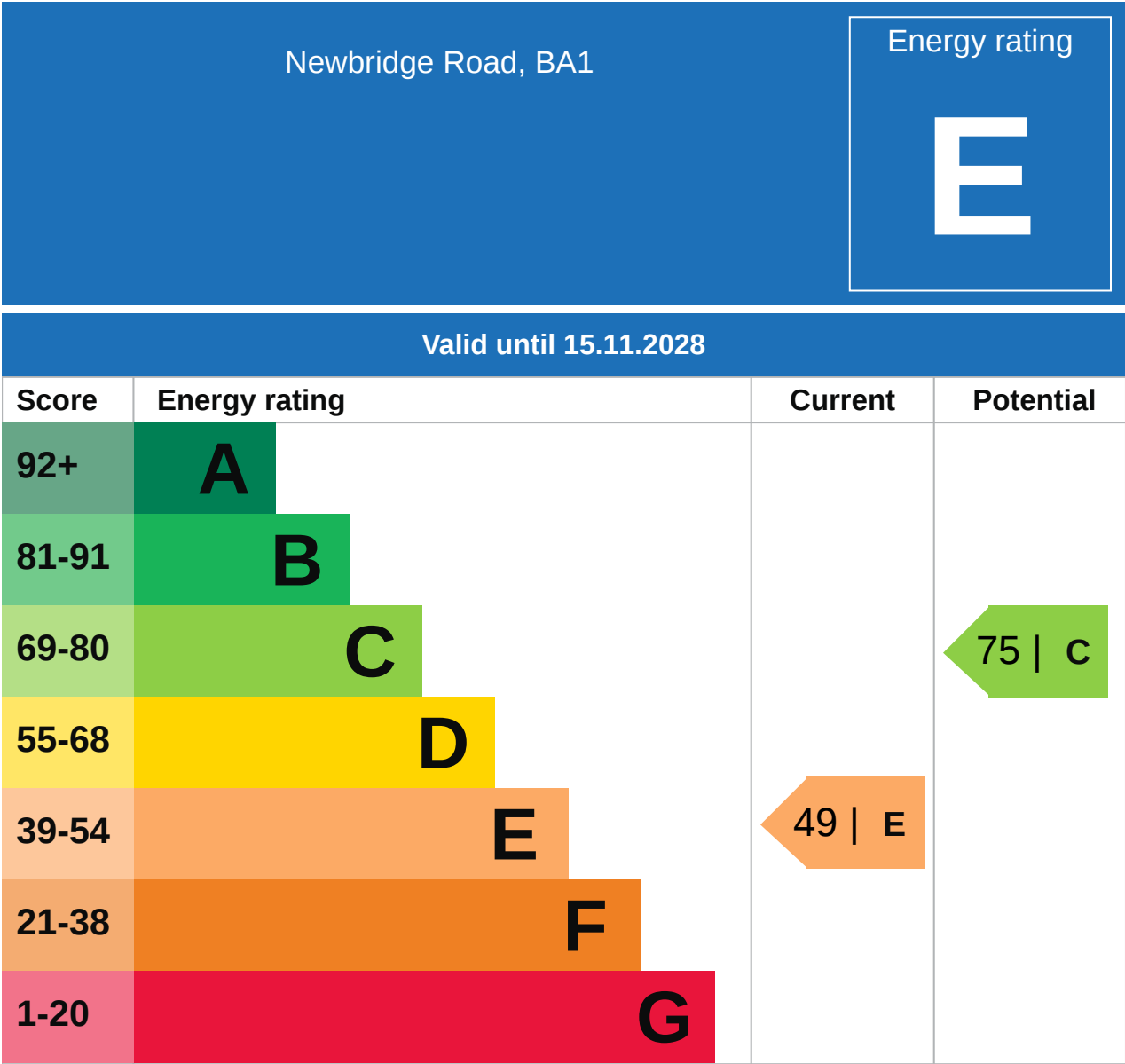






NEWBRIDGE ROAD, BATH, BA1





Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	151 m ²

Flat 3, 12, Newbridge Road, Bath, BA1 3JX

Last Sold Date:	08/11/2024	25/11/2016
Last Sold Price:	£113,000	£125,000

Flat 5, 12, Newbridge Road, Bath, BA1 3JX

Last Sold Date:	02/02/2024
Last Sold Price:	£123,000

Flat 7, 12, Newbridge Road, Bath, BA1 3JX

Last Sold Date:	13/10/2023	16/08/2013
Last Sold Price:	£190,000	£161,750

Flat 1, 12, Newbridge Road, Bath, BA1 3JX

Last Sold Date:	18/08/2023	25/04/2016	16/01/2015
Last Sold Price:	£133,500	£118,200	£117,500

Flat 4, 12, Newbridge Road, Bath, BA1 3JX

Last Sold Date:	28/01/2020	31/03/2016
Last Sold Price:	£139,500	£110,000

Flat 6, 12, Newbridge Road, Bath, BA1 3JX

Last Sold Date:	26/09/2018
Last Sold Price:	£10,000

2, Newbridge Road, Bath, BA1 3JX

Last Sold Date:	04/09/2015	16/06/2010	29/06/2001	28/02/2000
Last Sold Price:	£435,000	£325,000	£230,000	£147,000

10, Newbridge Road, Bath, BA1 3JX

Last Sold Date:	10/10/2014
Last Sold Price:	£650,000

Flat 9, 12, Newbridge Road, Bath, BA1 3JX

Last Sold Date:	01/08/2014
Last Sold Price:	£125,000

16, Newbridge Road, Bath, BA1 3JX

Last Sold Date:	11/04/2014	20/12/2005	09/04/2001
Last Sold Price:	£595,000	£470,000	£245,000

Flat 10, 12, Newbridge Road, Bath, BA1 3JX

Last Sold Date:	20/12/2013
Last Sold Price:	£139,950

Flat 2, 12, Newbridge Road, Bath, BA1 3JX

Last Sold Date:	30/08/2013
Last Sold Price:	£167,500

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

12, Newbridge Road, Bath, BA1 3JX

Last Sold Date:	03/02/2012
Last Sold Price:	£655,000

14, Newbridge Road, Bath, BA1 3JX

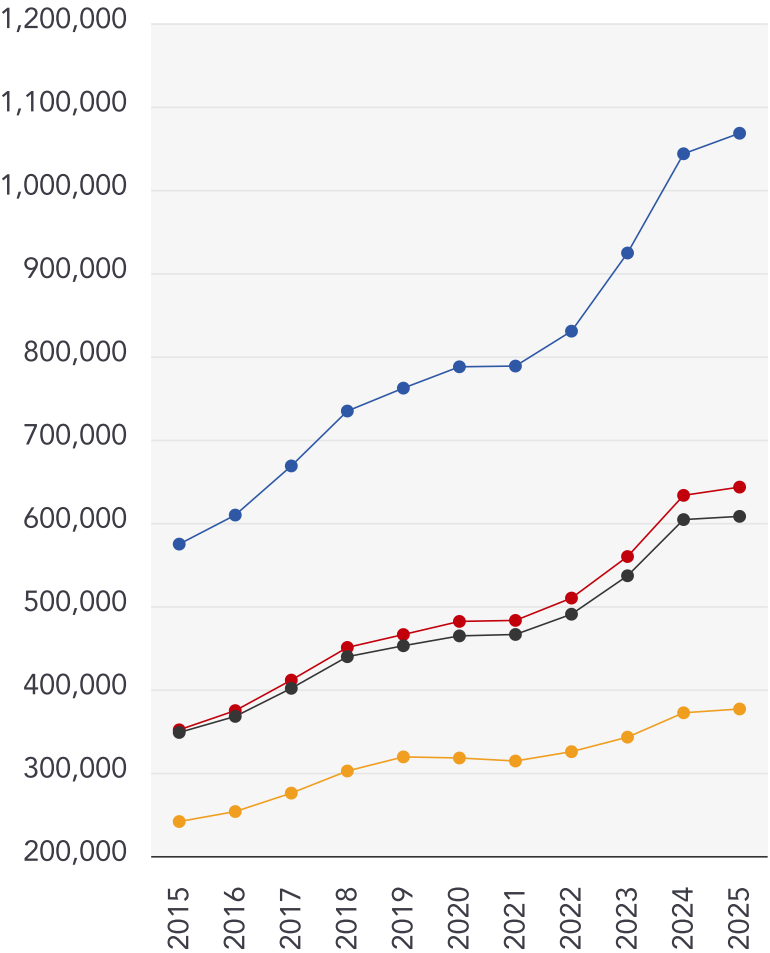
Last Sold Date:	12/12/2002	28/07/2000	30/01/1997
Last Sold Price:	£545,000	£250,000	£175,000

6, Newbridge Road, Bath, BA1 3JX

Last Sold Date:	27/03/1997
Last Sold Price:	£118,000

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

10 Year History of Average House Prices by Property Type in BA1



Detached

+85.88%

Semi-Detached

+82.93%

Terraced

+74.5%

Flat

+56%



Martin & Co Bath

We are proud to have managed residential sales and property lets in the heart of Bath and the surrounding areas, since 2004.

As a UNESCO World Heritage site, the city of Bath attracts many visitors, who visit its Roman Baths and historic sites all year round. Its outstanding schools and significantly low crime rate make the city a much desired location.

Our Bath-born Director Brian Phillips is a Member of the Association of Residential Letting Agents (ARLA), and has excellent local knowledge and understanding of the latest property trends.

Our team at Martin & Co Bath is on hand to provide friendly, professional advice on sales, lettings or buy-to-let investments. A full management service is also available to all UK and overseas landlords.

If you're looking for a property to buy, let or rent in Bath, please contact a member of our dedicated team who will be happy to help.

Testimonial 1



David Minors was our estate agent for the sale of our property in Bath and from start to finish he was incredible! So professional, friendly and went above and beyond in every way he could! Communication was impeccable and he made the whole process a lot smoother. Thank you David, we are so grateful for your service and help. Definitely would recommend Martin & Co to anyone who is looking to sell or buy.

Testimonial 2



Brilliant service, always responsive, David was supportive between ourselves buying and the sellers, this was not an easy process but he kept us all informed and worked with our Solicitor as well. Good communication.

Testimonial 3



Exceptional.

David Minor's has just sold two houses for me and it was a pleasure to deal with him and his team. One buyer pulled out at the last minute, but within two or three days David found a new buyer happy to pay the asking price. Everything went smoothly and I was kept well informed every step of the way. My solicitor said what a privilege it was to deal with an efficient firm. Over many years, they are certainly the best agents I have used.



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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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Martin & Co Bath

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