



WentWorth  
Estate Agents



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## 144 Newbridge Road, Bath, BA1 3LD

- Handsome End-of- Terrace Edwardian Family Home.
- Offering Five Bedrooms.
- Two Reception Rooms.
- Bathroom and Shower Room.
- Pretty, Enclosed Rear Garden.
- Useful Cellar Space.
- Benefitting From Flexible Living Accommodation.
- Highly Desirable Area of Bath.

**Price guide £650,000**

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### Location

The popular area of Newbridge is a mile or so to the West of Bath City Centre. This great location benefits from a host of local amenities on Chelsea Road which is within easy walking distance. Further benefits include a doctor's surgery and chemist on Newbridge Hill, with the Royal United Hospital also within striking distance. There are a host of excellent primary and secondary school all accessible on foot or by bus, with a local Park & Ride facility situated on Newbridge Road. There is good access for those needing to commute to Bristol on the A4 and those needing the M4 motorway at junction 18.

### Internal Descriptions

Entering the property you are greeted with a welcoming porch with a striking tiled floor. Through the ornate doors you are led into an enchanting hallway with the sitting room directly to your right. The Sitting room is both warm and inviting and has plenty of natural light by way of the bay window to the front. The superb second reception is perfect for formal dining, or could be utilised as a snug or playroom. The utility room and WC is off the second reception. To the rear of the ground floor accommodation you have the stunning, modern kitchen breakfast room with doors opening to the walled rear garden. To finish the ground floor you have access from the hall down to the cellar which is a great space that could be converted subject to planning and checks. To the first floor you have three bedrooms with the large master bedroom to the front boasting a large bay window offering lots of natural light. The first floor also has a wonderful modern and sleek shower room and separate bathroom which offers lots options for large families. To finish the internal accommodation you have a second floor offering two further bedrooms with the rear bedroom giving you access to the rear flat roof.

### External Descriptions

Externally to the front, you are met with a pretty garden, flanked by stone walling. A path meanders to the front porch. The garden to the rear offers a sunny patio area, perfect for relaxing or entertaining. A level lawn is surrounded by herbaceous borders and enclosed by mature hedging and stone walls. The ornamental pond adds tranquillity, ideal for quiet reflection.

### Agents Note

The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

### Additional Information

Tenure - Freehold

Council Tax Band - E

EPC - E

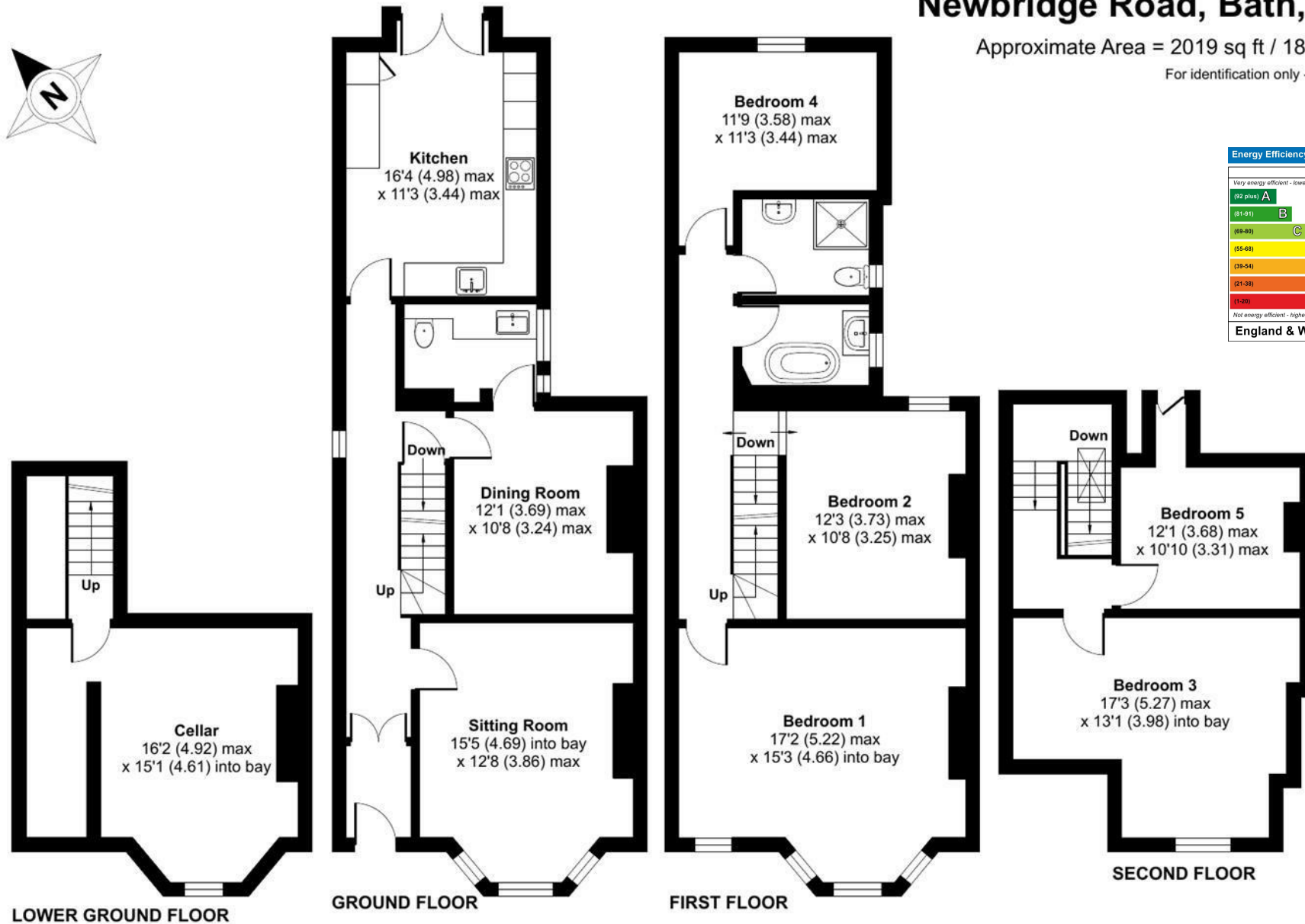
NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence.

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# Newbridge Road, Bath, BA1

Approximate Area = 2019 sq ft / 187.5 sq m

For identification only - Not to scale



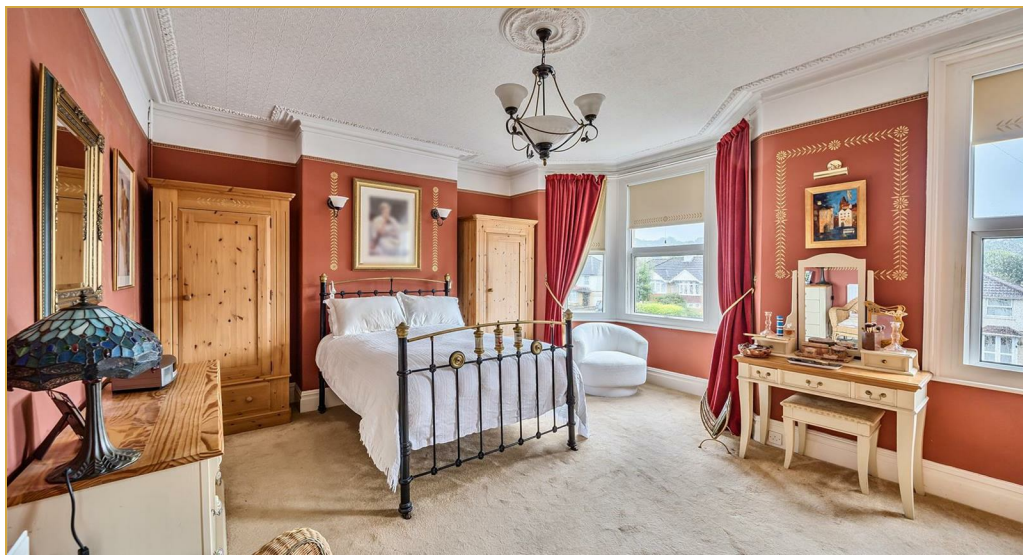
| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | 72                      | 49        |
|                                             | EU Directive 2002/91/EC |           |



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for WentWorth Estate Agents (Bath). REF: 1363449







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