

whiteley helyar



2,040 ft²



4/5 bedrooms



4 bathrooms



single garage



driveway parking

Guide Price £900,000

Walton Villa, 3 Newbridge Hill, Bath, BA1 3PW

A stylish and beautifully presented Victorian bay fronted house with garage and driveway in this sought after road within easy reach of local amenities and the Royal Victoria Park. This bright and spacious house offers over 2,000 square feet of versatile accommodation over three floors and retains a number of delightful features such as high ceilings, stunning stained glass windows and decorative cornicing.

ACCOMMODATION

entrance porch
reception hall
sitting room
office
kitchen dining room
utility room

downstairs cloakroom
family room/bedroom with en-suite bathroom
four further bedrooms
en-suite shower room
jack and jill shower room
family bathroom room

EXTERNALLY

the property benefits from lawned garden to the rear with patio area to the side providing space for alfresco dining. There is a single garage with power and roller door providing great storage space with courtesy door to the garden. The front garden has been landscaped creating parking for several vehicles with narrow drive extending to the garage.

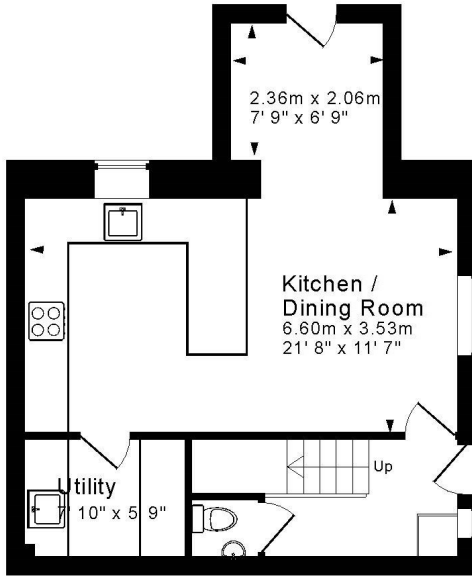
LOCATION

Newbridge Hill is situated in the ever popular Lower Weston area, and is a very short walk to the independent shops and cafes on Chelsea Road, and two nearby supermarkets. The Royal United Hospital and a number of a highly regarded primary and secondary schools are close by, as is access onto the river and The Bath Two Tunnels Cycle Circuit. Regular bus services located at the end of the road run into the centre as well as Bath Spa University and towards Bristol. Bath City Centre is a level walk from the property and can be easily accessed on foot by following the river path or walking through nearby Victoria Park. The property is also well placed for commuters who need direct access into Bristol, the M4 and Oldfield Park train station.

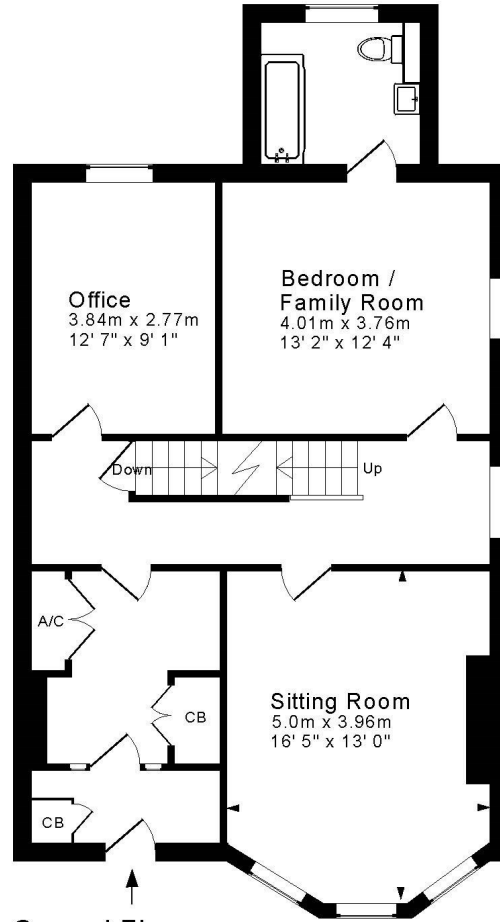




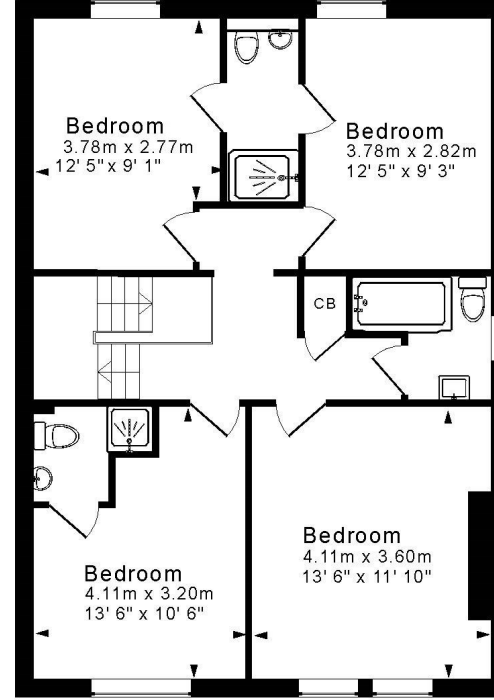
Tenure: Freehold
Council Tax: 'F' - £3,043.52



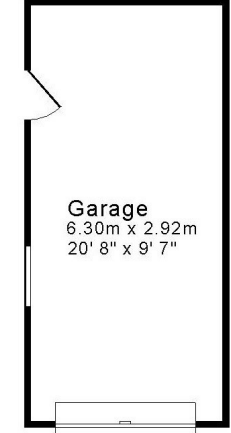
Lower Ground Floor



Ground Floor



First Floor



Garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		82
B		
C		
D		
E	48	
F		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx. Gross Internal Floor Area 2,040 Sq. Ft. / 190 Sq. M
 Excludes Garage
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 Drawing Number:172-0803
 3 Newbridge Hill, Bath, BA1 3PW.

