



WentWorth
Estate Agents



8 Kennington Road, Bath., BA1 3EA

- Four Double Bedroom Semi-Detached Property
- Three Reception Rooms
- Two Bathrooms
- Retaining Many Period Features
- Front and Rear Gardens
- Driveway Parking
- Fantastic Opportunity to Create a Substantial Family Home
- Currently let as a six bedroom HMO
- No Onward Chain

Price guide £700,000

Location

Kennington Road is situated just a level walk West of Bath City centre. This location benefits from a host of local amenities within easy walking distance including the ever popular Chelsea Road, a doctor's surgery and chemist on Newbridge Hill. The Royal United Hospital is also within striking distance alongside a selection of excellent primary and secondary schools, 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 spacious hallway with decorative tiling at the front door. The welcoming hallway leads to two generous reception rooms, both currently used as bedrooms. A bright breakfast room leads into the kitchen which has access to a small cellar and large storage area with garage doors. A door from the kitchen leads out to the rear garden. Also to the ground floor, you will find a useful shower room. Taking the stairs to the first floor, you will find four spacious and bright double bedrooms as well as a bathroom. Stairs lead to the second floor landing, which is an ideal space for home working and there are two large storage areas.

External Descriptions

Externally to the front you will find a pathway leading to the front door, flanked by hedging and herbaceous borders. There is driveway parking also to the front. A sunny, south facing courtyard garden is to found to the rear of the property.

Additional Information

Tenure - Freehold
Council Tax Band - E
EPC Rating - E

Currently this property is currently let as an 6 bedroom HMO bringing in £3900 pcm

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

Agents Note

Important Notice

These particulars are intended as a general guide to the property and do not constitute an offer or contract, nor form part of one. Wentworth Estate Agents has taken reasonable care in preparing the information provided, including information supplied by the seller and other sources. Prospective buyers should satisfy themselves as to any matters of particular importance to them and obtain appropriate professional advice where necessary. Photographs and other marketing imagery show the property as it appeared at the time they were produced and may not represent its current condition. All areas, measurements and distances are approximate and any floor plans are provided for identification and guidance only. Unless expressly stated, Wentworth Estate Agents has not tested any appliances, equipment, fixtures, fittings or services and cannot confirm their condition or working order. Any reference to alterations, extensions or the use of any part of the property should not be taken as confirmation that any necessary planning permission, building regulations approval or other consent has been obtained. Information relating to tenure, leases, rights, restrictions and other legal matters should be verified by the buyer's conveyancer. Nothing in these particulars limits the obligations of Wentworth Estate Agents under applicable consumer protection legislation, including its responsibility to provide material information and not to give misleading information.

Kennington Road, Bath, BA1

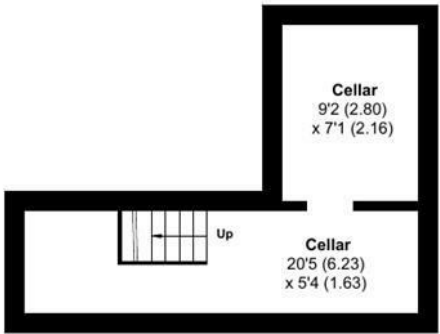
Approximate Area = 1916 sq ft / 178 sq m

Limited Use Area(s) = 126 sq ft / 11.7 sq m

Garage = 114 sq ft / 10.5 sq m

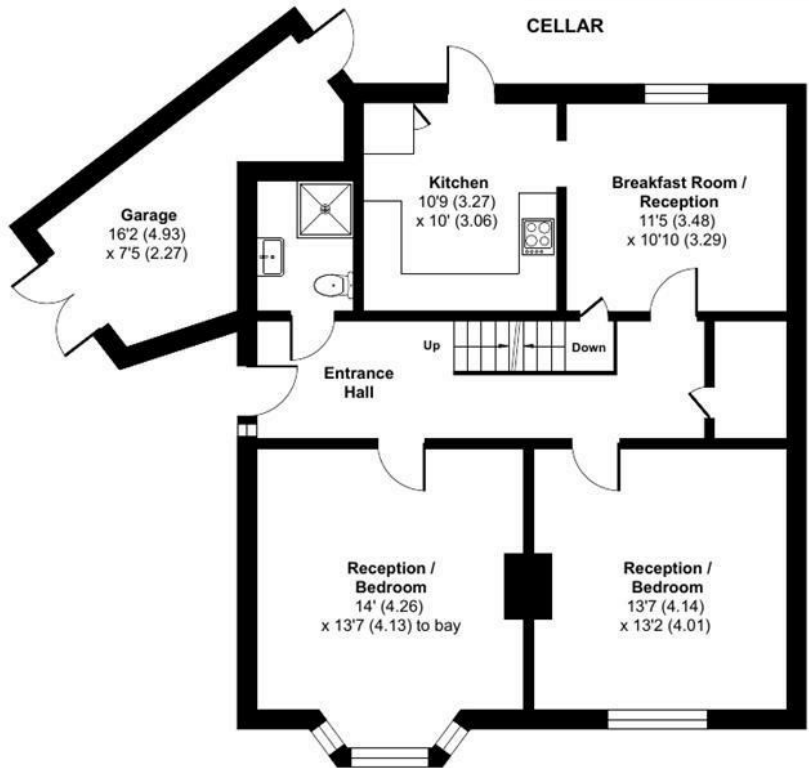
Total = 2156 sq ft / 200.2 sq m

For identification only - Not to scale

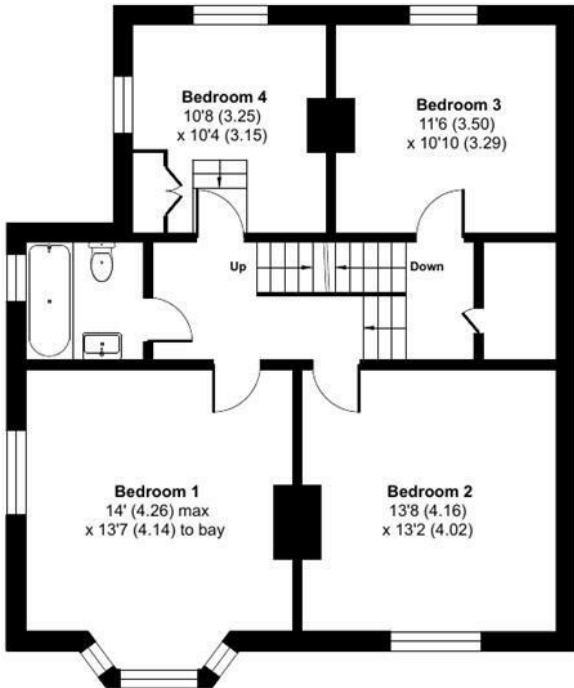


CELLAR

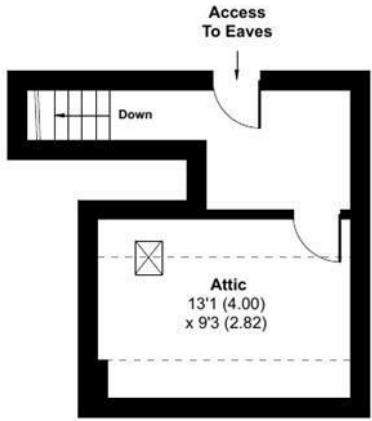
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

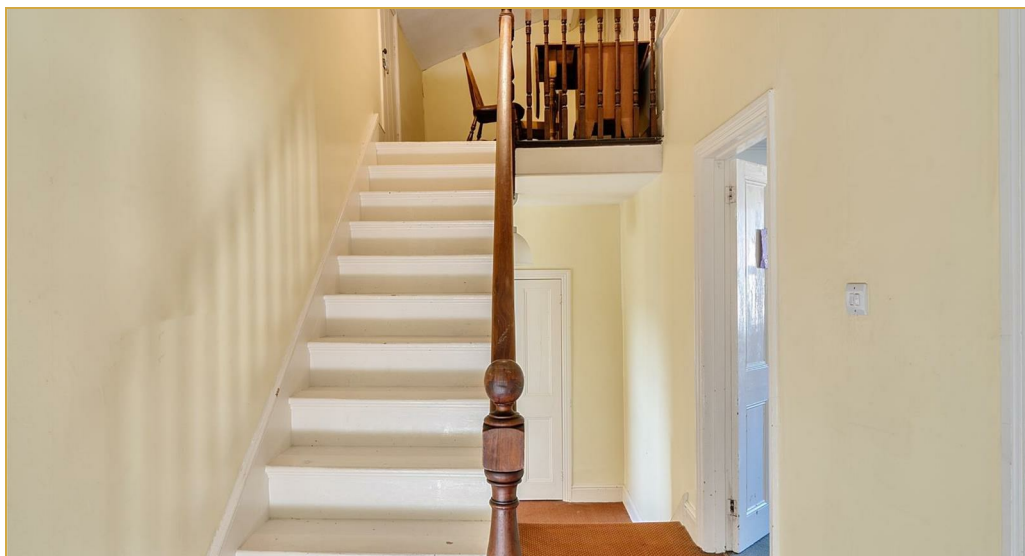


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for WentWorth Estate Agents (Bath). REF: 1423519



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	52	73
EU Directive 2002/91/EC		





Wentworth Estate Agents

25 Monmouth Street, Bath, BA1 2AP

01225 904904

bath@wentworthea.com

www.wentworthea.com

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Wentworth Estate Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Wentworth Estate Agents nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3.Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

