

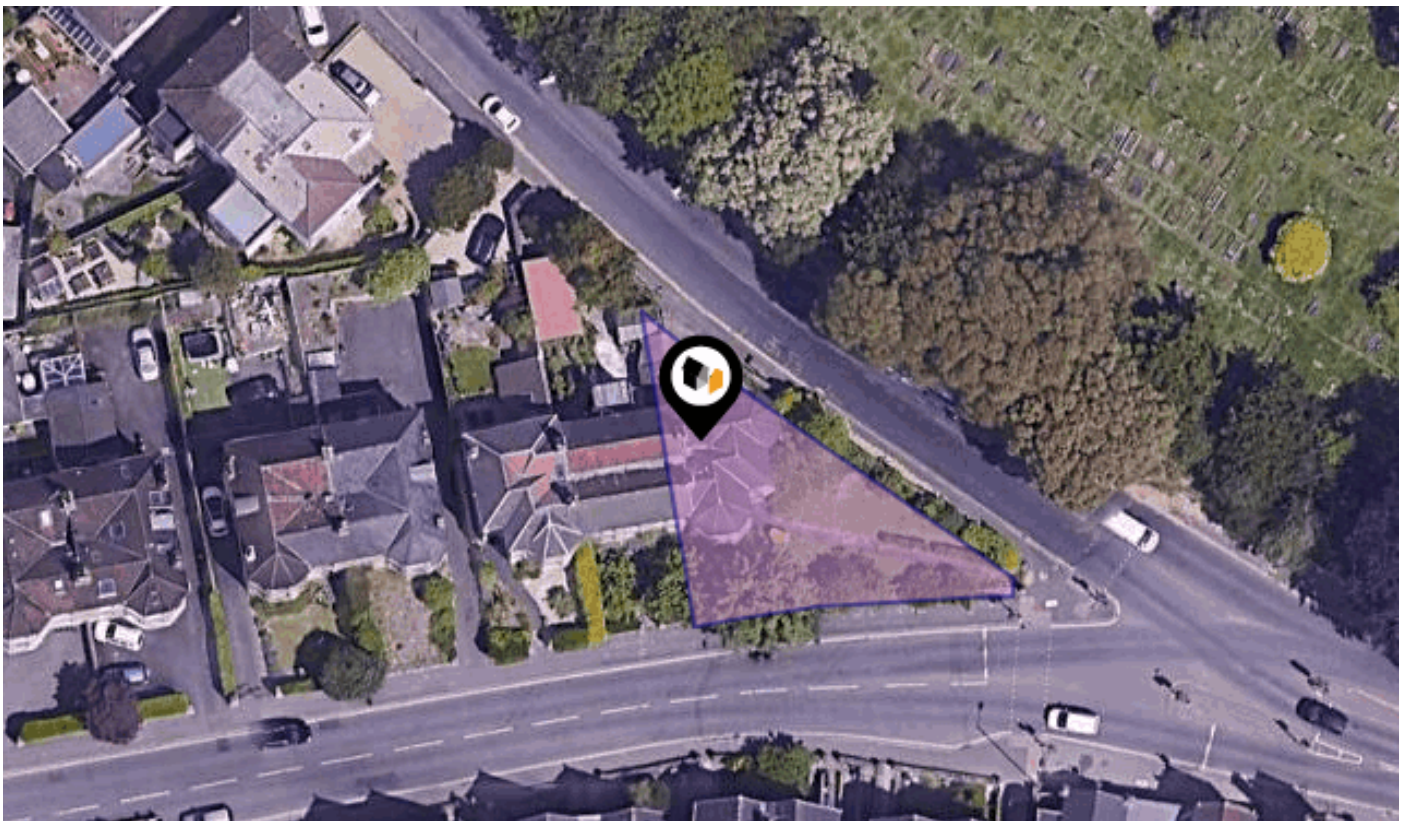


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 08th April 2025



NEWBRIDGE ROAD, BATH, BA1

Asking Price : £775,000

Martin & Co Bath

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www.martinco.com/estate-agents-and-letting-agents/branch/bath

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.

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	Asking Price:	£775,000
Bedrooms:	4.5	Tenure:	Freehold
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		

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)

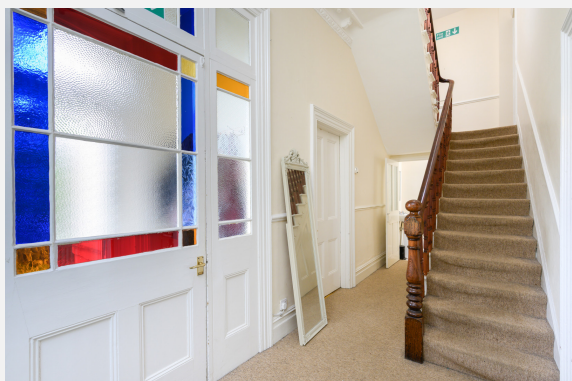
13 mb/s	80 mb/s	1000 mb/s

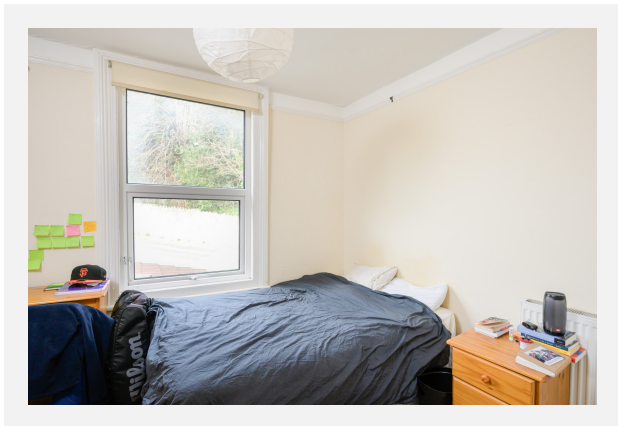
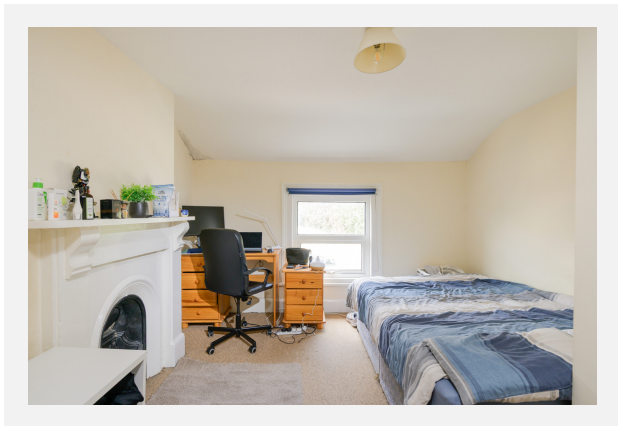
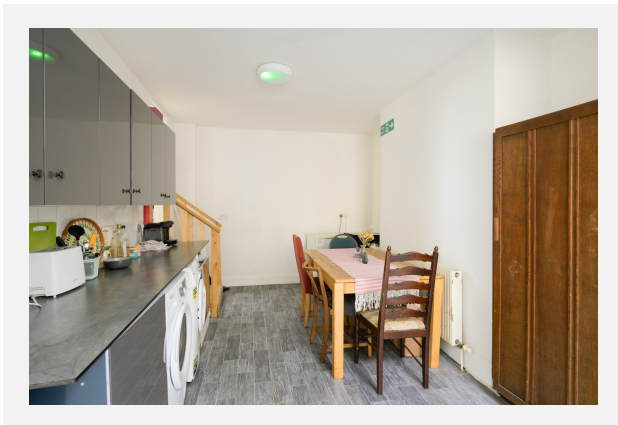
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

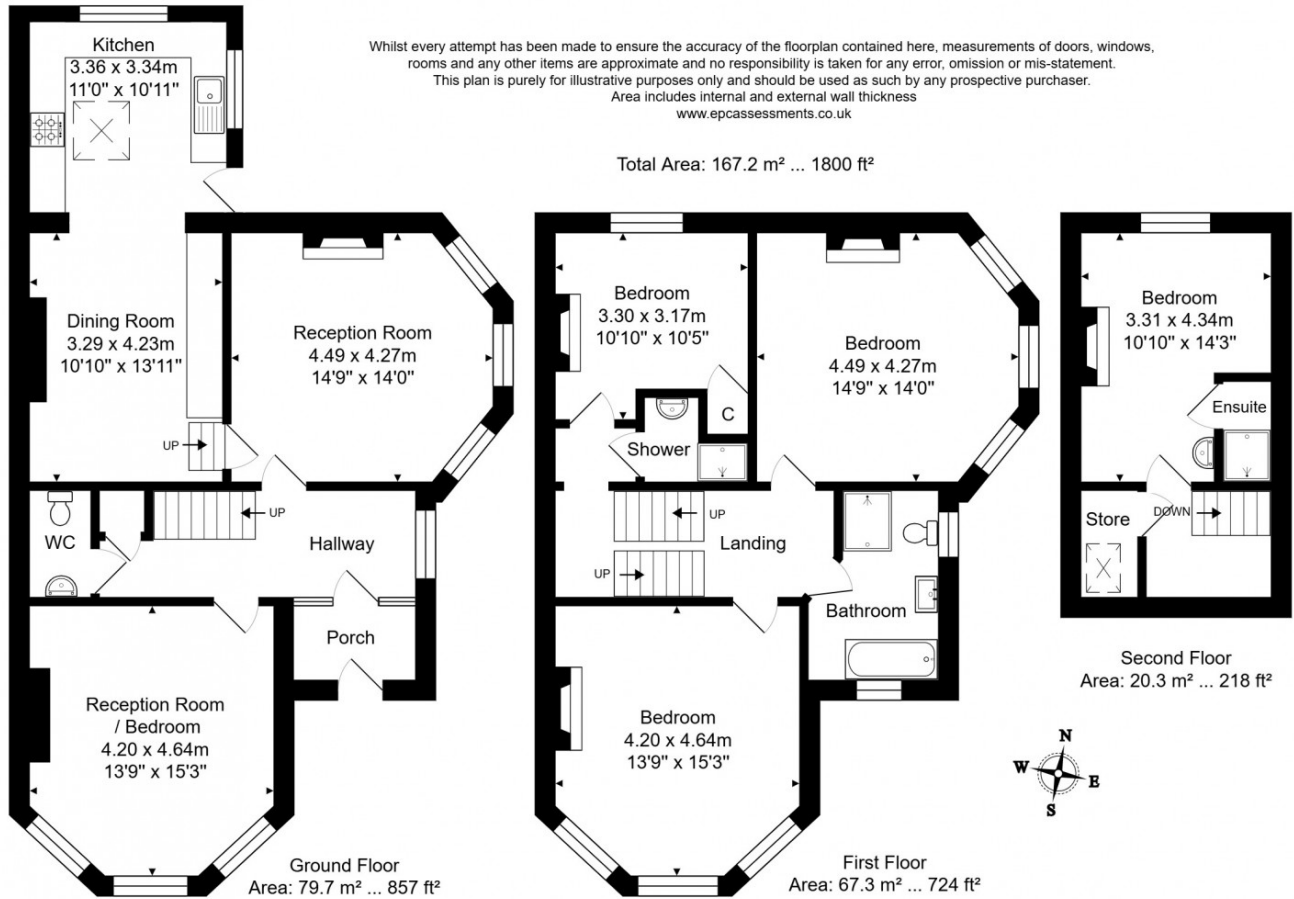








NEWBRIDGE ROAD, BATH, BA1



Newbridge Road, BA1

Energy rating

E

Valid until 15.11.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Additional EPC Data

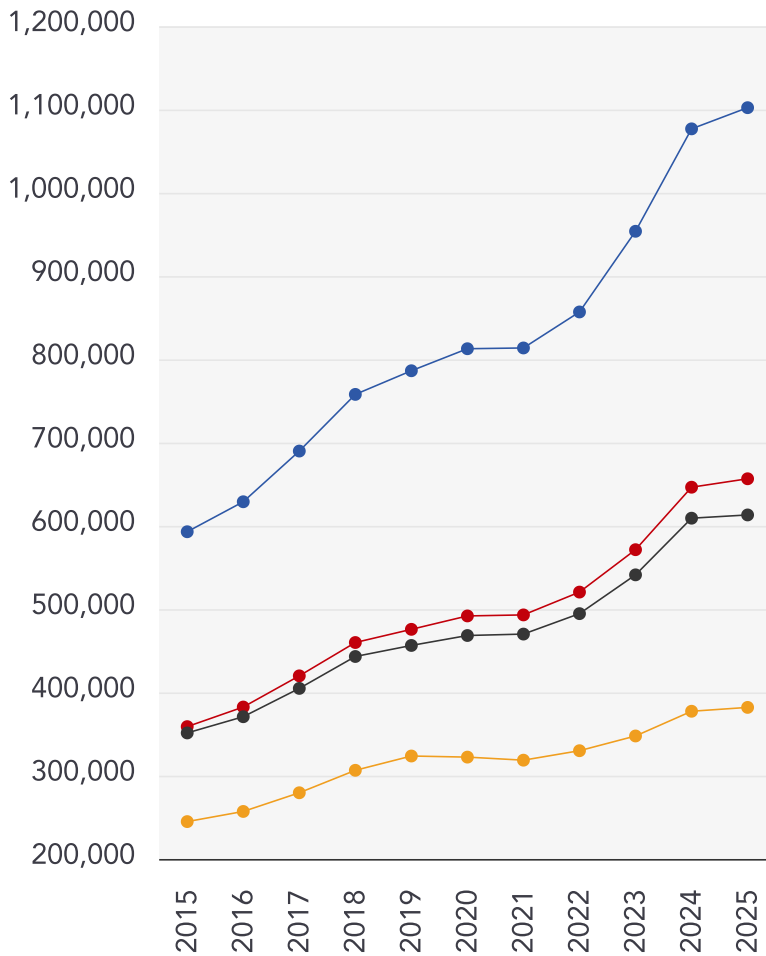
Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	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

Market

House Price Statistics



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



Detached

+85.88%

Semi-Detached

+82.93%

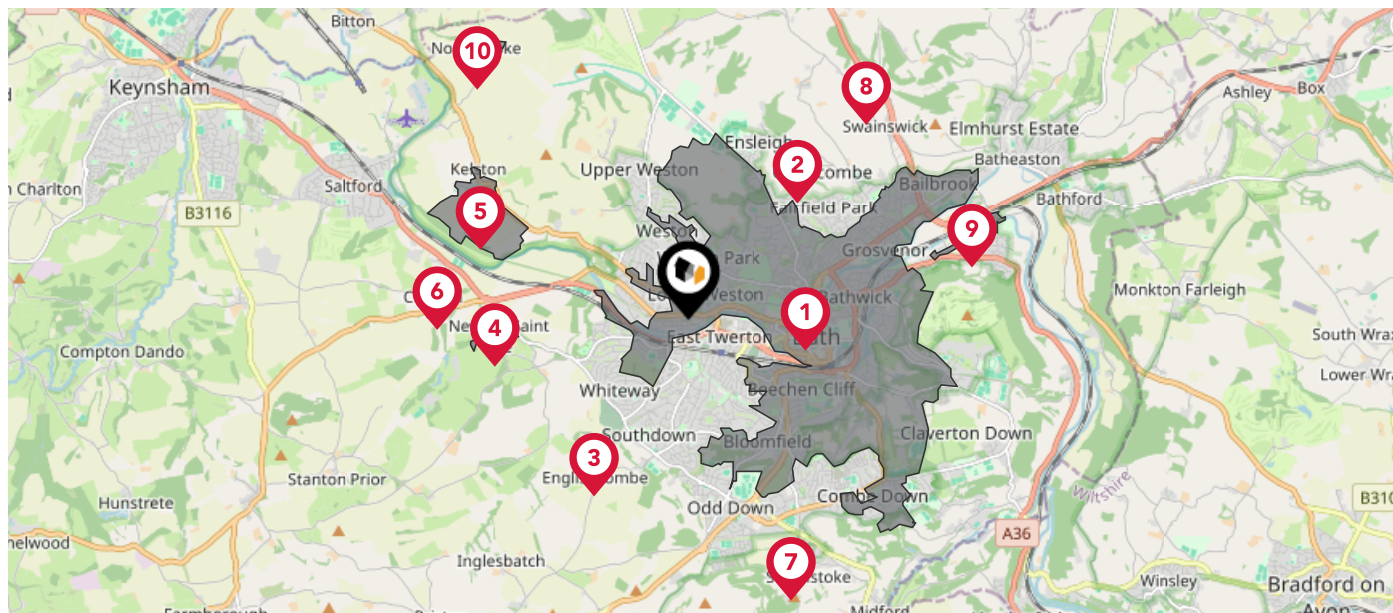
Terraced

+74.5%

Flat

+56%

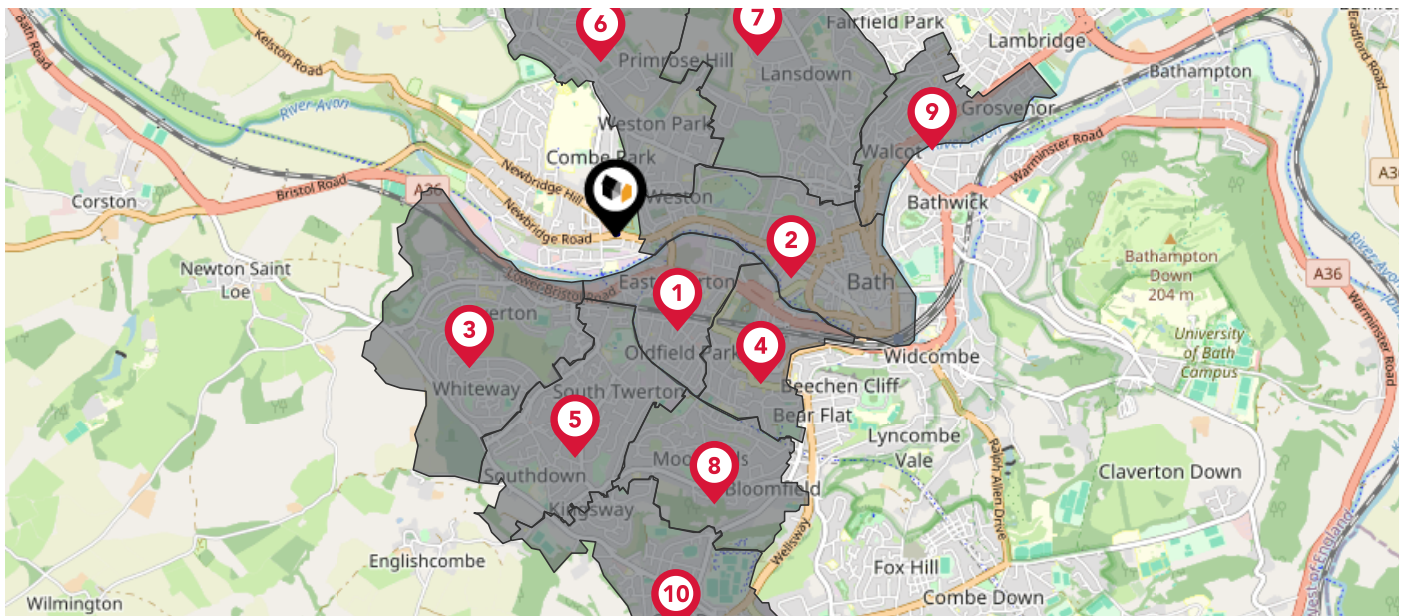
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Bath
- 2 Charlcombe
- 3 Englishcombe
- 4 Newton St Loe
- 5 Kelston
- 6 Corston
- 7 Southstoke
- 8 Upper Swainswick
- 9 Bathampton
- 10 North Stoke

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

1 Westmoreland Ward

2 Kingsmead Ward

3 Twerton Ward

4 Oldfield Park Ward

5 Southdown Ward

6 Weston Ward

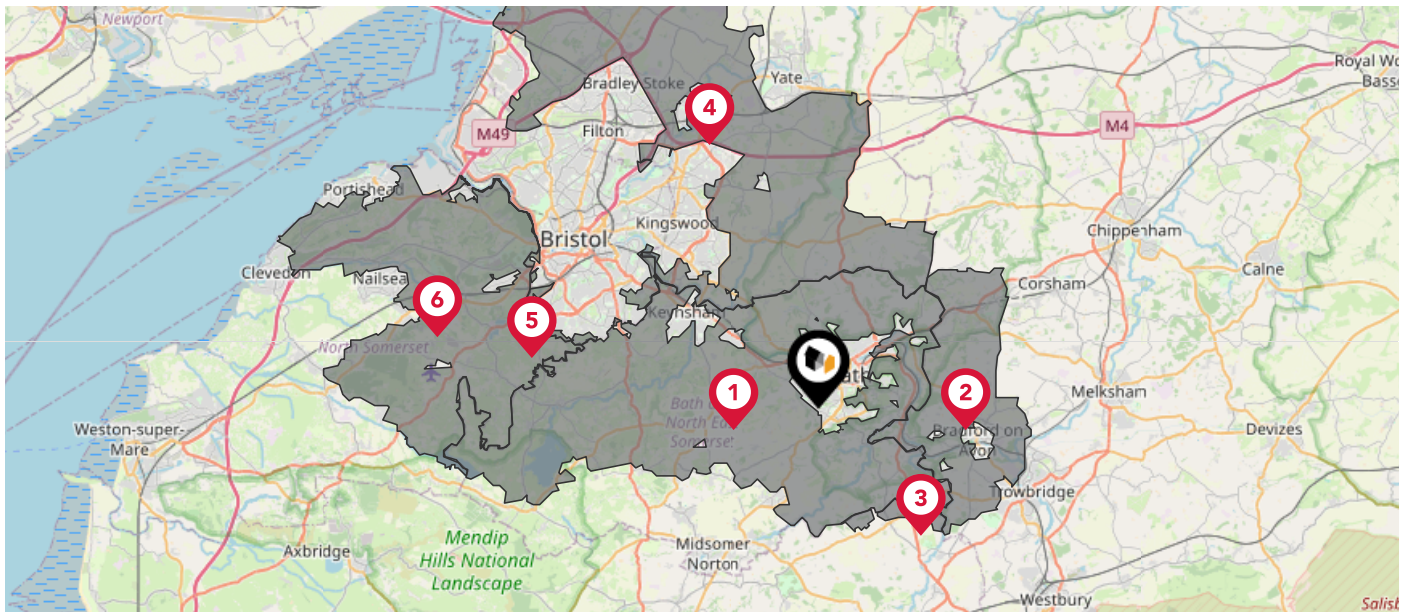
7 Lansdown Ward

8 Moorlands Ward

9 Walcot Ward

10 Odd Down Ward

This map displays nearby areas that have been designated as Green Belt...



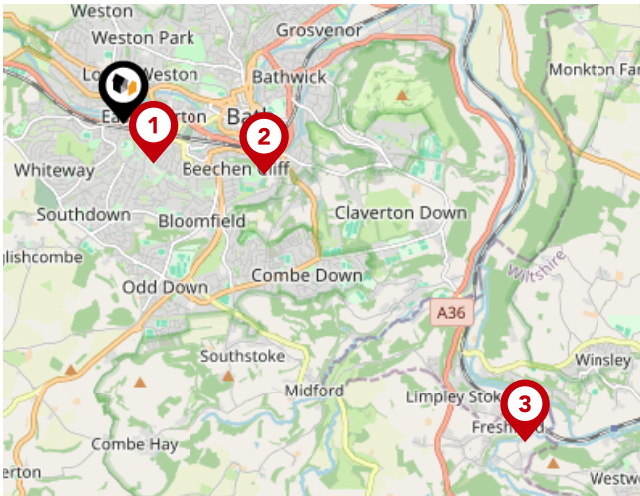
Nearby Green Belt Land

-  Bath and Bristol Green Belt - Bath and North East Somerset
-  Bath and Bristol Green Belt - Wiltshire
-  Bath and Bristol Green Belt - Mendip
-  Bath and Bristol Green Belt - South Gloucestershire
-  Bath and Bristol Green Belt - Bristol, City of
-  Bath and Bristol Green Belt - North Somerset

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

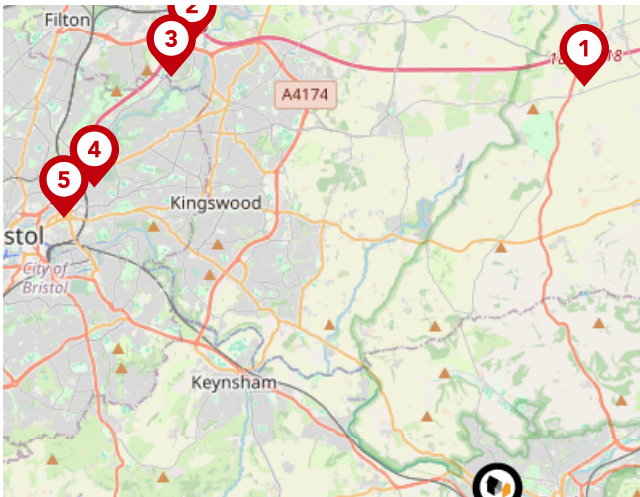


Listed Buildings in the local district	Grade	Distance
1405772 - The Weston Public House	Grade II	0.0 miles
1405773 - Wessex Court (formerly Coach House To The Weston Public House)	Grade II	0.0 miles
1395455 - De Clarke Monument	Grade II	0.1 miles
1395453 - Gate Piers And Boundary Walls	Grade II	0.1 miles
1395458 - Cross Of Sacrifice	Grade II	0.1 miles
1395454 - Twin Chapels	Grade II	0.1 miles
1394801 - Nos. 4, 5 And 6	Grade II	0.1 miles
1406236 - Entrance Lodge, Locksbrook Cemetery	Grade II	0.1 miles
1394798 - Nos. 1, 2 And 3	Grade II	0.2 miles
1415261 - The Herman Miller Factory	Grade II	0.2 miles



National Rail Stations

Pin	Name	Distance
1	Oldfield Park Rail Station	0.47 miles
2	Bath Spa Rail Station	1.39 miles
3	Freshford Rail Station	4.75 miles



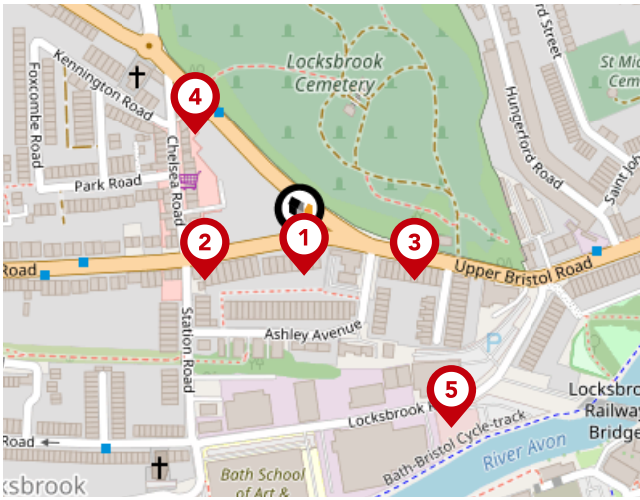
Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	8.26 miles
2	M4 J19	10.56 miles
3	M32 J1	10.27 miles
4	M32 J2	9.74 miles
5	M32 J3	9.85 miles



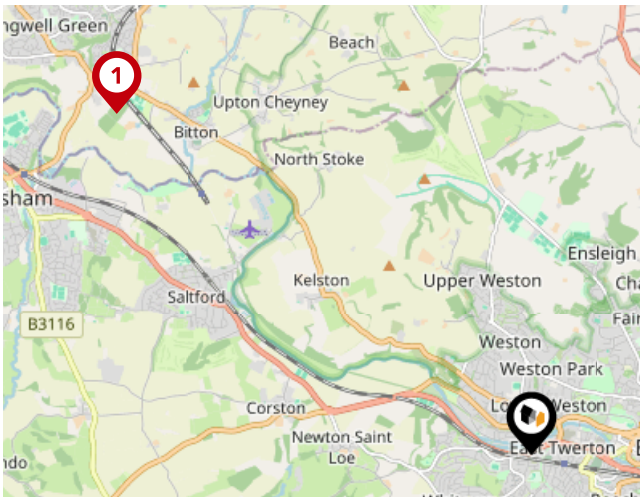
Airports/HELIPADS

Pin	Name	Distance
1	Bristol Airport	13.98 miles
2	Felton	13.98 miles
3	Staverton	36.55 miles
4	Cardiff Airport	41.09 miles



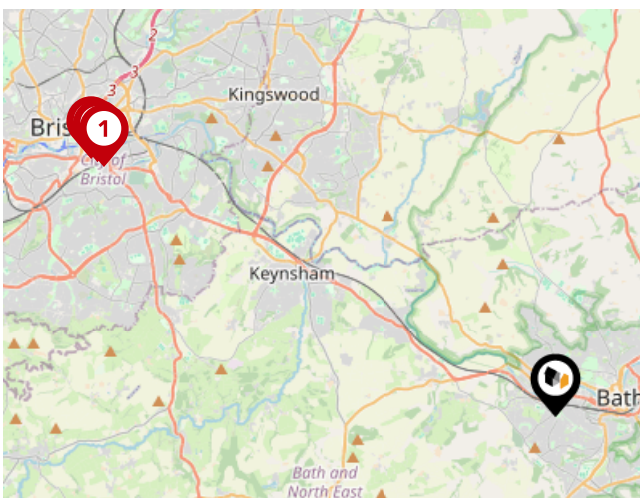
Bus Stops/Stations

Pin	Name	Distance
1	The Weston	0.02 miles
2	Chelsea Road	0.06 miles
3	The Weston	0.07 miles
4	Chelsea Road	0.09 miles
5	Ryans Depot	0.14 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	4.97 miles



Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	9.57 miles
2	Temple Bridge (Bristol) Ferry Landing	9.7 miles
3	St Philip's Bridge	9.83 miles



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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We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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