

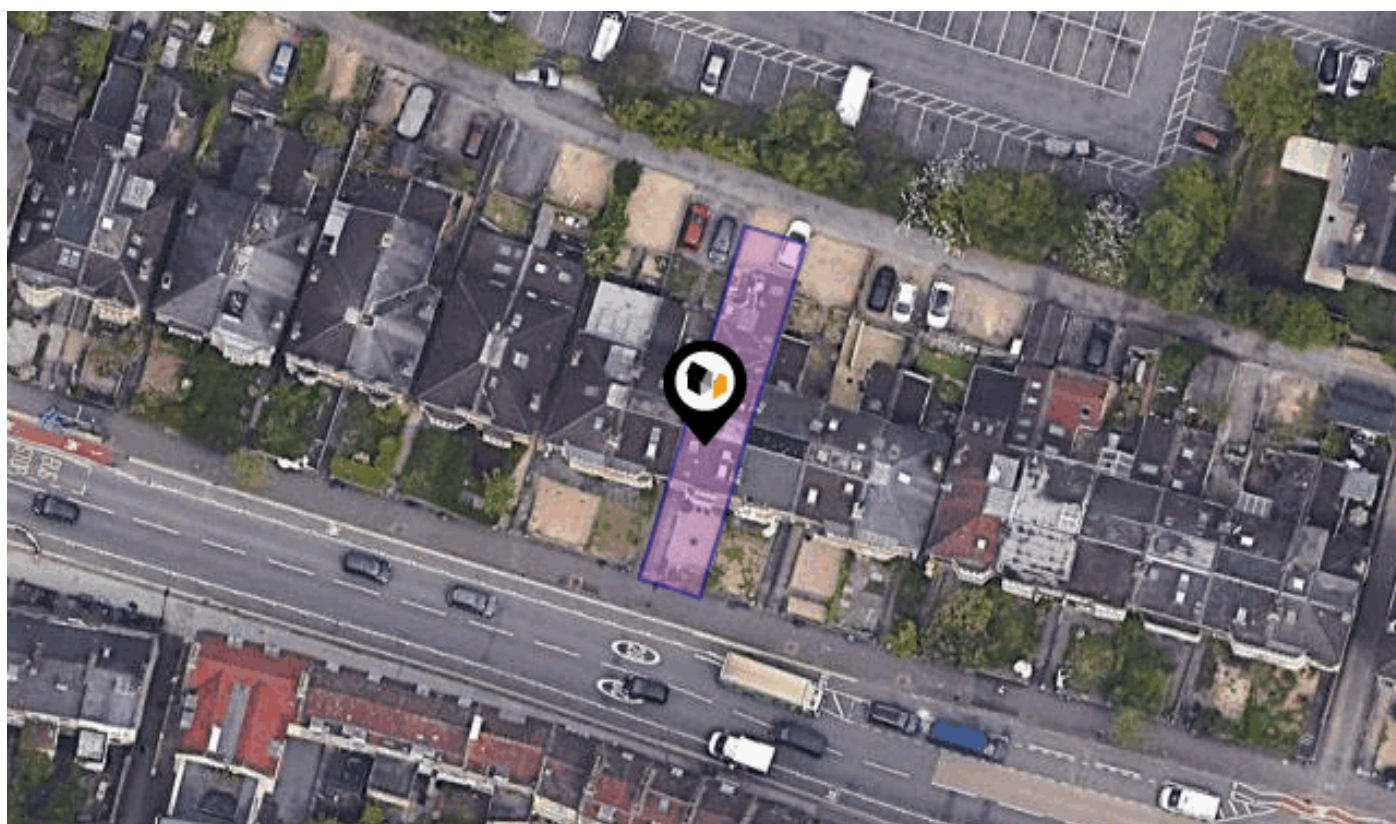


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 07th August 2025



CRESCENT GARDENS, BATH, BA1

Price Estimate : £750,000

Martin & Co Bath

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Freehold - A great investment property...Looking to take on an existing HMO ?

Martin & Co Bath Residential Sales are offering for this sale six-bedroom Victorian terrace home with five bathrooms and parking for two cars in the centre of Bath. This property could be used as a family home, if put back to its original configuration or as a BnB or Airbnb. As you enter the property you get a feeling of space from the entrance hallway with its high ceilings and original features.

To the right-hand side of the hallway is a lovely double room with a bay window and en-suite. This room would previously been a drawing or dining room. The living room which is to the left of the hallway has an original Victorian fireplace with storage and shelving on either side and a wooden effect floor.

The modern kitchen is a light room with working tops, built in 4 ring gas hob and electric oven with an overhead extractor fan along with wall and base units and plenty of natural light. There is a utility area with plumbing and laminated work top surfaces along with wall mounted cupboards, which then leads through to another room which could be used as a breakfast room or an office.

If could if you wanted to, use this part of the property as a self-contained studio apartment which has its own entrance which is from the rear of the property. The master bedroom is also on this floor with an en- suite rainbow shower. Outside the rear courtyard leads up to two parking spaces, which is very rare for this type of property in the centre of the city, and these could be rented out for extra income should you wish to do so.

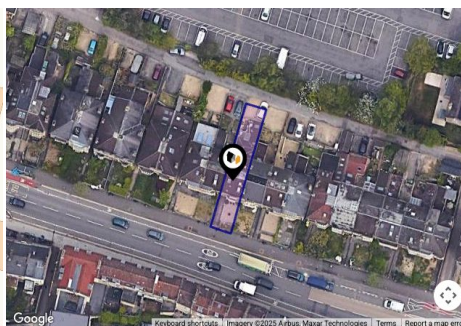
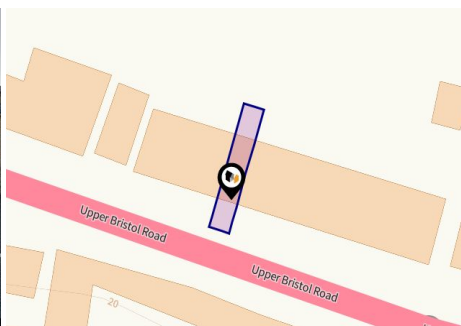
This property is arranged over three floors with six bedrooms and five bathrooms. The first-floor benefits from two double rooms each with original fireplaces and en-suite double shower rooms and the top floor has a lovely bright twin room and a double bedroom with two Velux windows and plenty of under eaves storage.

This floor has a contemporary bathroom with shower and bath. The owner's description on the location: The location here is brilliant. You can walk everywhere, the iconic Royal Crescent is literally round the corner, and all the bars, galleries, and unique shops that Bath offers are so close. Victoria Park is just behind us, with the brilliant children's playground and the gorgeous botanical gardens to stroll around.

We are surrounded by beautiful Georgian architecture – despite seeing the elegant buildings of Bath every day we are never tired of them and feel privileged to live in this World Heritage Centre. Excellent state and private schools are within easy reach. The bus and train station are both a short walk away.

The more open countryside nearby means that we really do have all the advantages of the country as well as the convenience of the city: In effect the best of both worlds. "This is an opportunity not to be missed, and we would certainly recommend viewing to truly take in the size and the versatility of this city centre property.

Current rent £4700 on a 10th month tenancy which ends 30th 2026



Property

Type:	Boarding / Guest House / Bed And Breakfast / Youth Hostel
Bedrooms:	6
Floor Area:	1,786 ft ² / 166 m ²
Plot Area:	0.04 acres
Year Built :	Before 1900
Council Tax :	Band C
Annual Estimate:	£2,014
Title Number:	ST181449

Price Estimate:	£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)

17 mb/s	134 mb/s	10000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



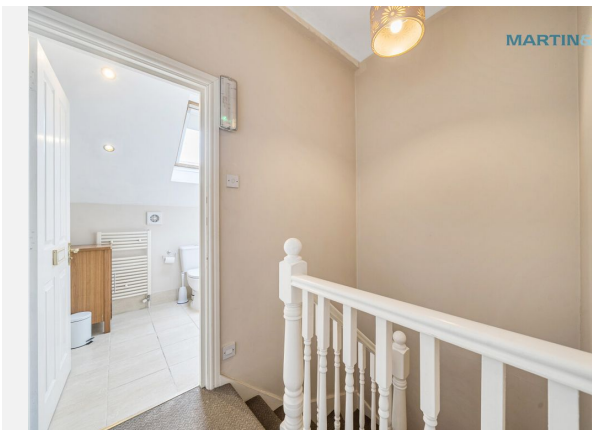
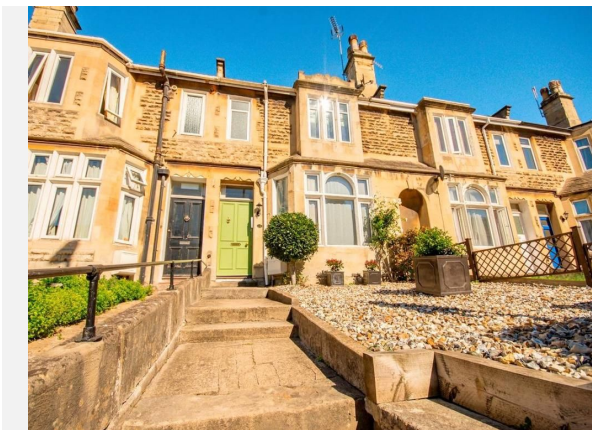
Planning records for: *Crescent Gardens, Bath, BA1*

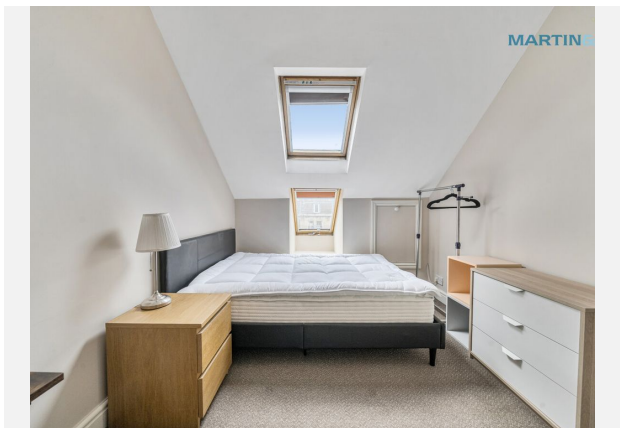
Reference - 23/02968/FUL
Decision: Application Permitted
Date: 10th August 2023
Description: Change of use from Guest House (Use Class C1) to 6 bedroom HMO (Use Class C4)

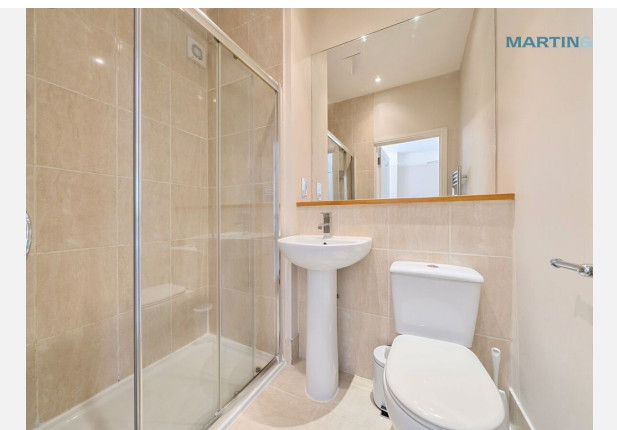
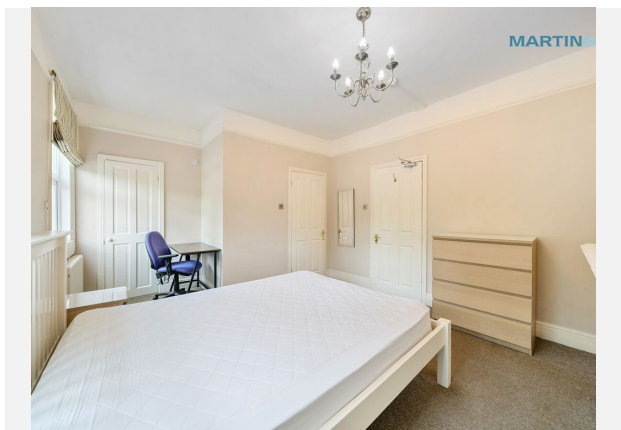
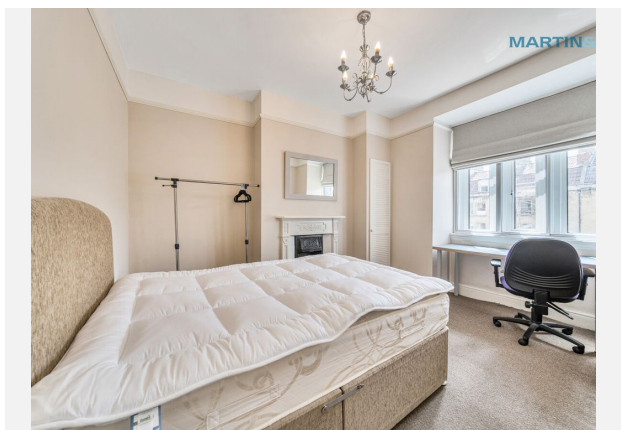
Reference - 03/02519/FUL
Decision: Application Permitted
Date: 09th October 2003
Description: Single storey extensions at rear and side

Reference - 04/02591/FUL
Decision: Application Refused
Date: 17th August 2004
Description: Erection of a single storey extension to rear (resubmission).

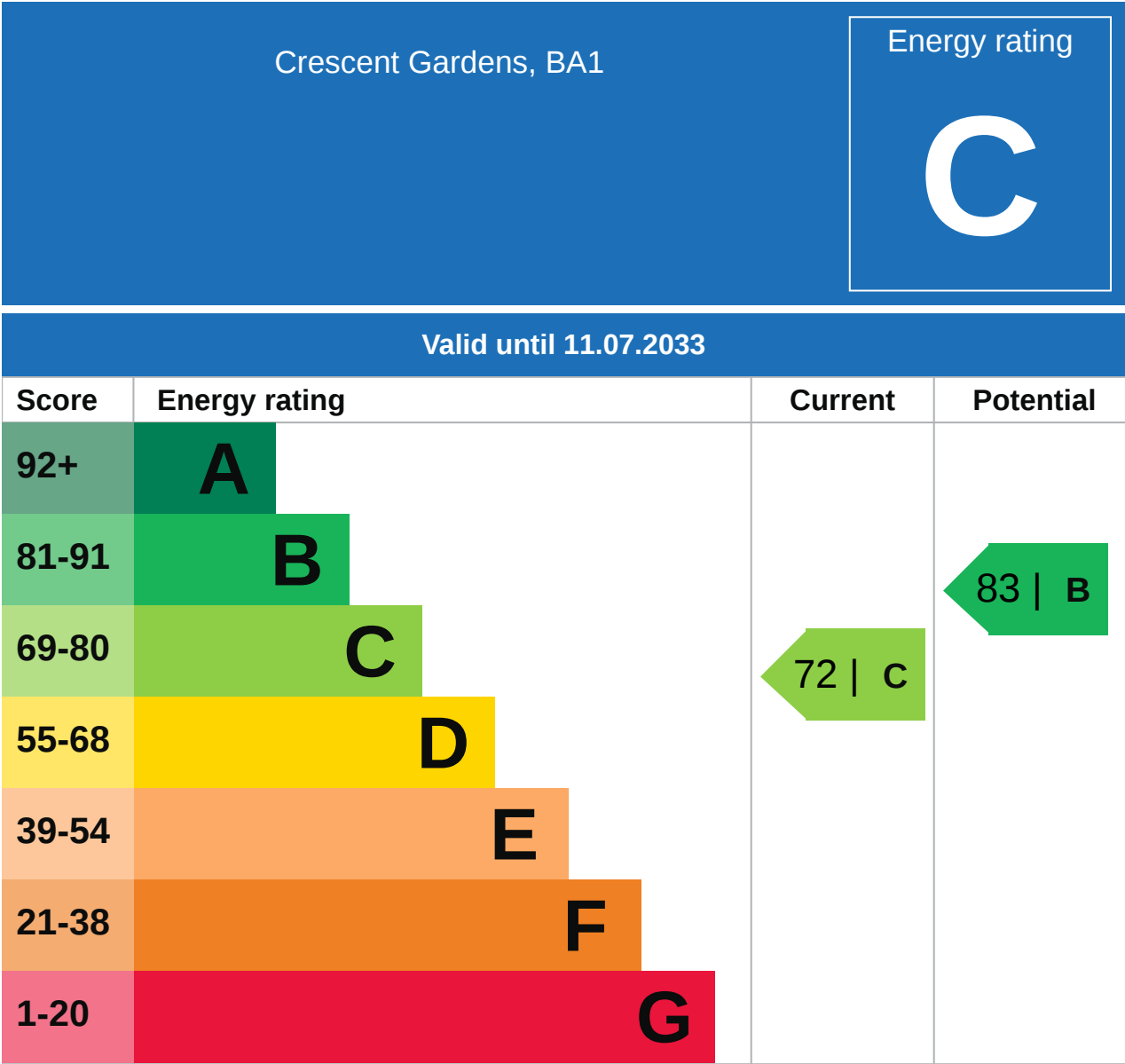
Reference - 04/03365/FUL
Decision: Application Permitted
Date: 28th October 2004
Description: Single-storey rear extension (revised application)











Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
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, 300 mm loft insulation
Roof Energy:	Very Good
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:	166 m ²

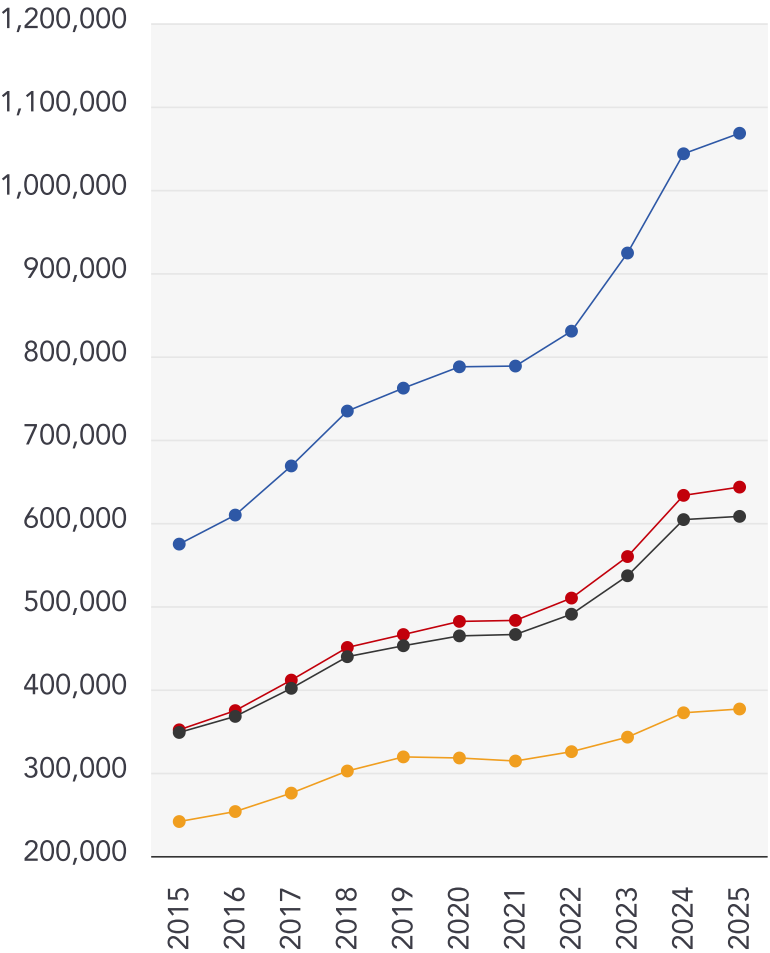
21, Crescent Gardens, Bath, BA1 2NA				
Last Sold Date:	03/10/2024	10/01/2007	03/07/2002	
Last Sold Price:	£650,000	£525,000	£280,000	
5, Crescent Gardens, Bath, BA1 2NA				
Last Sold Date:	31/07/2024	05/08/2005	21/02/1997	
Last Sold Price:	£500,000	£334,000	£97,500	
17, Crescent Gardens, Bath, BA1 2NA				
Last Sold Date:	06/04/2023			
Last Sold Price:	£874,000			
16, Crescent Gardens, Bath, BA1 2NA				
Last Sold Date:	18/08/2017	03/03/2006		
Last Sold Price:	£680,000	£377,000		
10, Crescent Gardens, Bath, BA1 2NA				
Last Sold Date:	15/03/2017	23/01/1998		
Last Sold Price:	£535,000	£87,000		
18, Crescent Gardens, Bath, BA1 2NA				
Last Sold Date:	31/03/2016			
Last Sold Price:	£500,000			
19, Crescent Gardens, Bath, BA1 2NA				
Last Sold Date:	30/03/2016			
Last Sold Price:	£675,000			
Upper Maisonette, 15, Crescent Gardens, Bath, BA1 2NA				
Last Sold Date:	10/01/2014	23/12/2009	01/08/2001	10/11/2000
Last Sold Price:	£240,000	£175,000	£113,500	£102,000
The First Floor Flat, 20, Crescent Gardens, Bath, BA1 2NA				
Last Sold Date:	16/10/2009	24/08/1999		
Last Sold Price:	£250,000	£95,000		
13, Crescent Gardens, Bath, BA1 2NA				
Last Sold Date:	07/09/2009	28/05/1997		
Last Sold Price:	£275,000	£89,000		
8, Crescent Gardens, Bath, BA1 2NA				
Last Sold Date:	30/05/2006			
Last Sold Price:	£312,000			
14, Crescent Gardens, Bath, BA1 2NA				
Last Sold Date:	30/10/2002			
Last Sold Price:	£214,000			

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

9, Crescent Gardens, Bath, BA1 2NA		
Last Sold Date:	23/11/2001	
Last Sold Price:	£165,000	
12, Crescent Gardens, Bath, BA1 2NA		
Last Sold Date:	07/09/2001	12/02/2001
Last Sold Price:	£125,500	£230,000
4, Crescent Gardens, Bath, BA1 2NA		
Last Sold Date:	19/01/2001	08/05/1998
Last Sold Price:	£216,000	£81,000
1a, Crescent Gardens, Bath, BA1 2NA		
Last Sold Date:	28/08/1998	
Last Sold Price:	£230,000	
11, Crescent Gardens, Bath, BA1 2NA		
Last Sold Date:	27/02/1998	
Last Sold Price:	£85,000	
7, Crescent Gardens, Bath, BA1 2NA		
Last Sold Date:	27/11/1997	
Last Sold Price:	£31,493	
1, Crescent Gardens, Bath, BA1 2NA		
Last Sold Date:	15/08/1997	
Last Sold Price:	£220,000	
Lower Maisonette, 15, Crescent Gardens, Bath, BA1 2NA		
Last Sold Date:	10/06/1997	
Last Sold Price:	£46,200	

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%

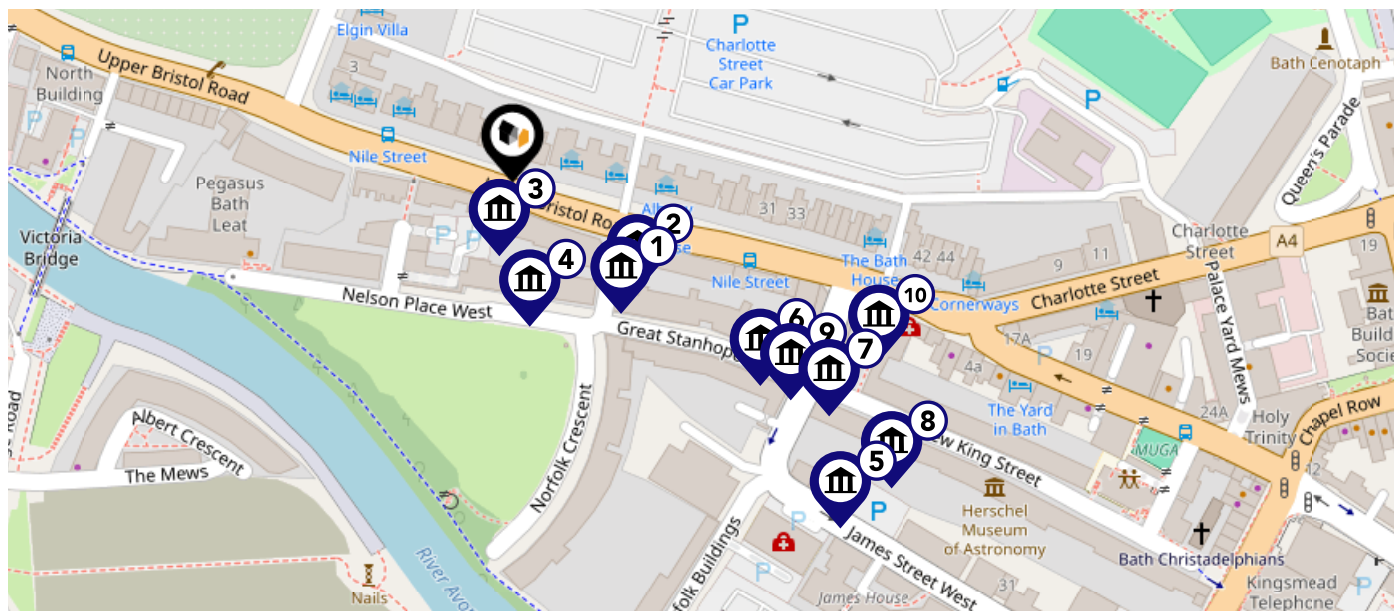
Terraced

+74.5%

Flat

+56%

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
	1395730 - Monmouth Hotel	Grade II	0.0 miles
	1396051 - 16a And 17, Monmouth Place	Grade II	0.0 miles
	1394827 - 7-10, St George's Place	Grade II	0.0 miles
	1396284 - 1-8, Nelson Place West	Grade II	0.0 miles
	1395908 - Prospect Cottage	Grade II	0.1 miles
	1396248 - Nos. 3 And 4 With Railings	Grade II	0.1 miles
	1396287 - 35, 36 And 36a, New King Street	Grade II	0.1 miles
	1396276 - No. 26 And Attached Railings	Grade II	0.1 miles
	1396244 - No. 1 With Railings	Grade II	0.1 miles
	1396033 - 8a, Monmouth Place	Grade II	0.1 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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Martin & Co Bath

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