
WARWICK ROAD
WentWorth
Estate Agents


FOR SALE
WentWorth
Estate Agents
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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

Offers in excess of £650,000

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

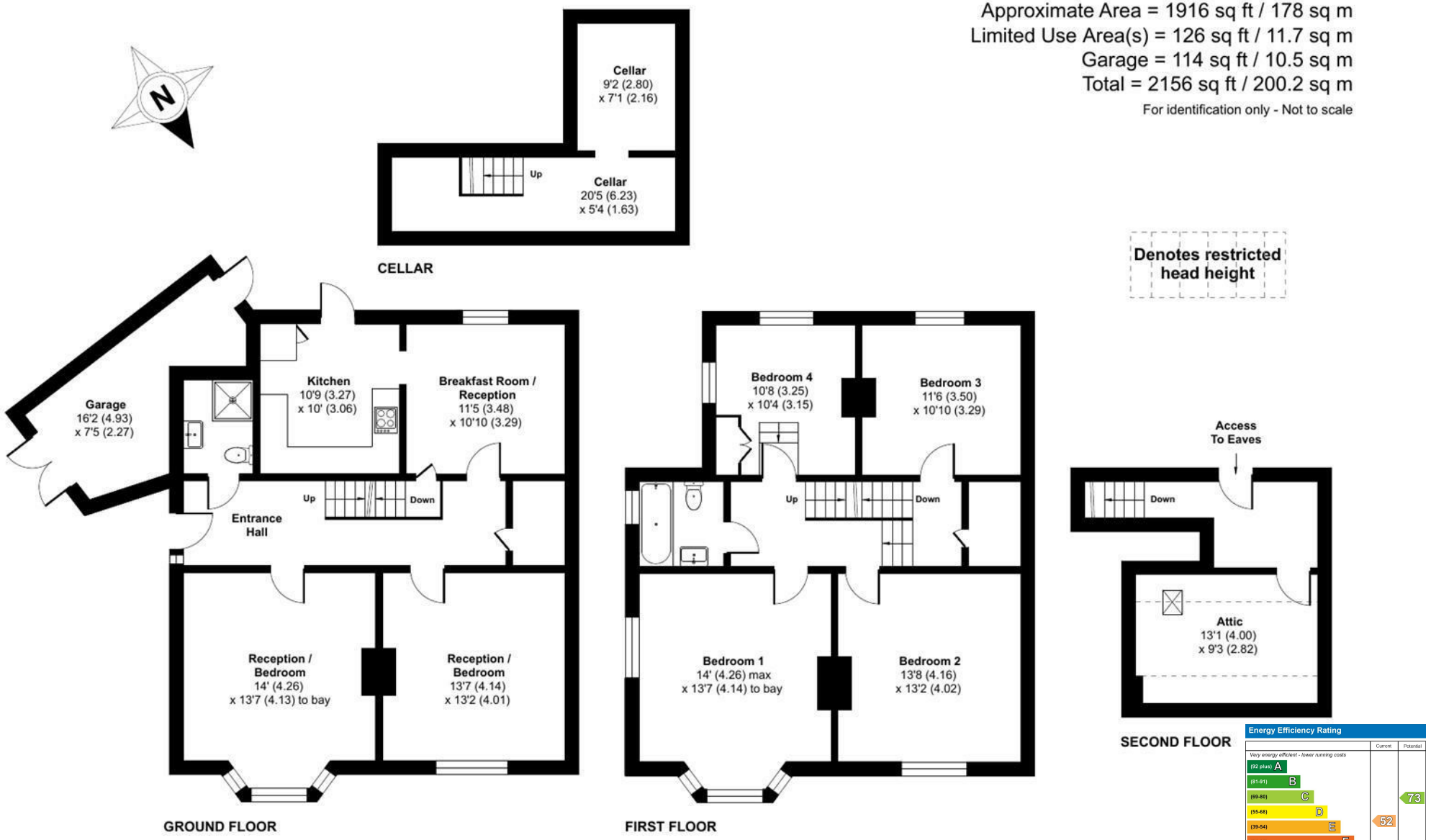
NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence.

Agents Note
Important Notice

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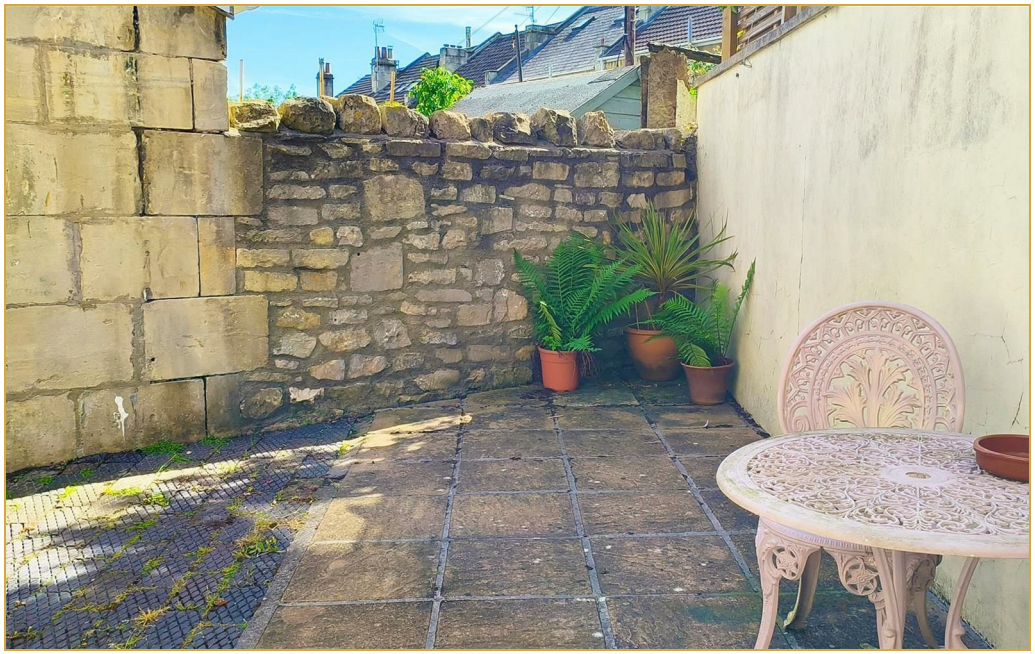
Kennington Road, Bath, BA1

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



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

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