



FOR SALE
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Estate Agents
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41 Newbridge Hill, Bath, BA1 3PR

- Substantial Five Bedroom Semi-Detached Property
- Three Reception Rooms
- Set Over Four Floors
- Sunny Rear Courtyard Garden
- Flexible Living Accommodation
- Three Garages and Driveway Parking
- Currently let as an eight bedroom HMO
- No Onward Chain

Price guide £825,000

Location

Newbridge Hill is a popular residential area of Newbridge which allows access to Bath city centre, the A4, the A431 and also the M4 at Junction 18 via Lansdown Lane.

An excellent selection of local shops is available in nearby Chelsea Road and Weston Village.

The property is also well placed for a wide selection of both state and private schools and the Royal United Hospital. The World Heritage City of Bath offers a vast array of cultural, sporting, leisure and shopping facilities.

Internal Descriptions

Entering the property you are welcomed by a spacious hallway which leads to three well-proportioned reception rooms, currently utilised as bedrooms. A shower room, with a shower cubicle, wash hand basin and w/c is a useful addition to the ground floor accommodation. Taking the steps downwards, you are led into a large kitchen with plenty of room for a dining table, a perfect space for entertaining as this then leads out into the rear courtyard garden. A conservatory is a wonderful additional space to the rear. To the first floor you will find three generous double bedrooms, a bathroom and a separate cloakroom. Bedrooms four and five are to be found on the second floor.

External Descriptions

Externally to the front there is driveway parking and a side access gate leading down to the rear garden. To the rear you will find a sunny courtyard garden, enjoying superb views. Additionally, this property has three garages to the rear.

Additional Information

Tenure - Freehold

Council Tax Band - E

EPC Rating - D

This property is currently let as an 8 bedroom HMO bringing in £5280 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

The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

Newbridge Hill, Bath, BA1

Approximate Area = 2067 sq ft / 192 sq m (excludes storage)

Limited Use Area(s) = 21 sq ft / 1.9 sq m

Garage = 366 sq ft / 34 sq m

Total = 2454 sq ft / 227.9 sq m

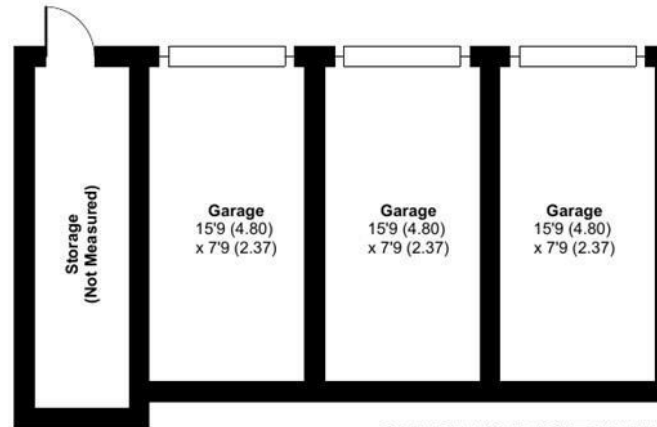
For identification only - Not to scale



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		
EU Directive 2002/91/EC		

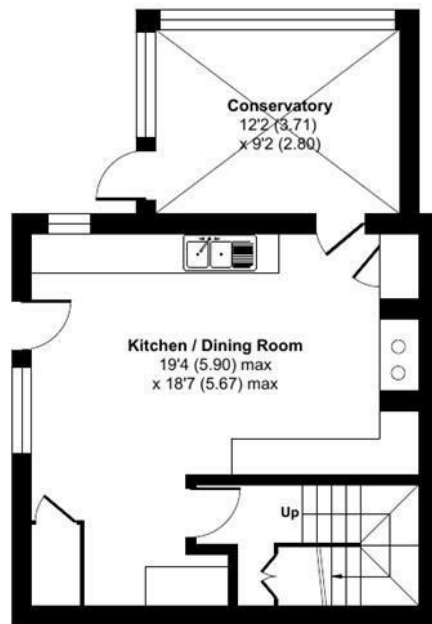
78

60

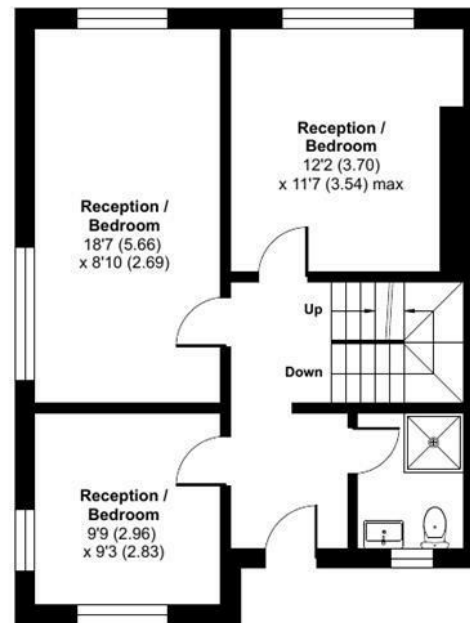


GARAGE 1 / 2 / 3 / OUTBUILDING

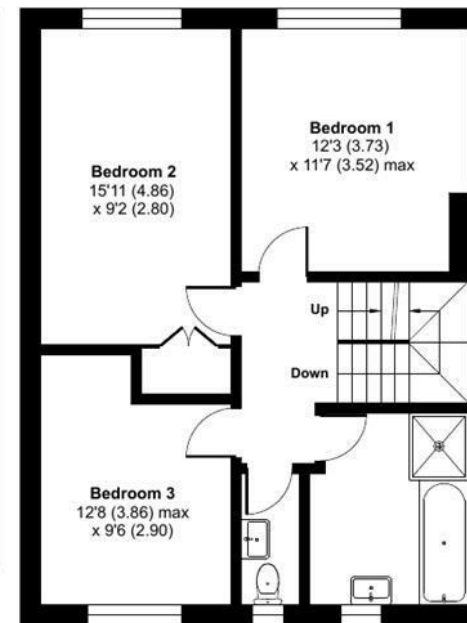
Denotes restricted head height



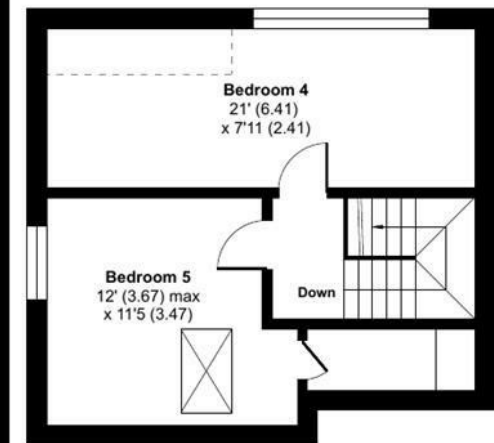
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2026. Produced for WentWorth Estate Agents (Bath). REF: 1423513







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