

# whiteley helyar



2,110 ft<sup>2</sup>



4 double  
bedrooms



2 bathrooms &  
2 cloakrooms



street  
parking

Guide Price                      £750,000

127 Newbridge Road, Bath, BA1 3HG

A stylish and beautifully presented Victorian Villa with delightful south westerly facing garden positioned in this highly convenient and sought after location within easy reach of local amenities. This stunning house offers over 2,100 square feet of bright, spacious and versatile accommodation and retains a number of delightful features such as stained glazed window, decorative cornicing, feature fireplaces, stripped wooden floors and period doors.

### ACCOMMODATION

- entrance porch
- entrance hall
- sitting room with bay window
- family room/bedroom
- kitchen with central island and bay window
- dining room with double doors to the garden
- four double bedrooms
- family bathroom
- shower room
- two separate cloakrooms

### EXTERNALLY

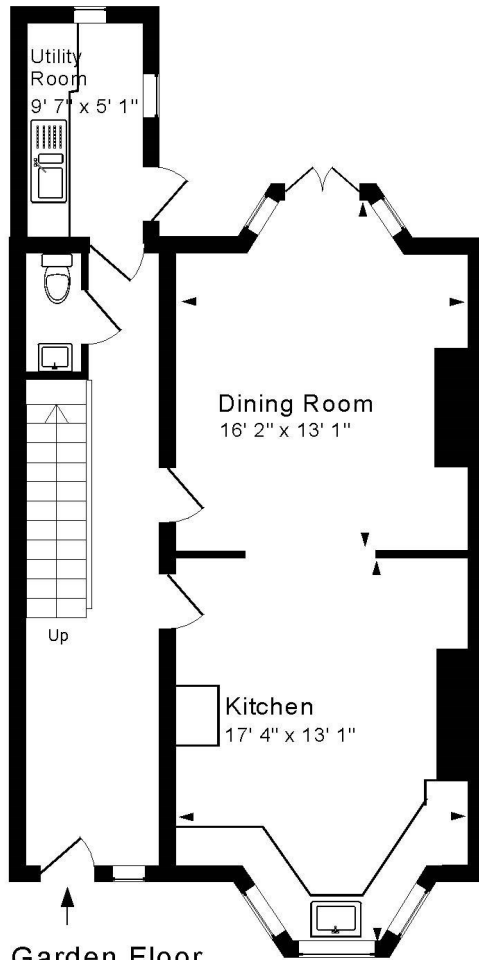
To the front there is a pathway to the front door as well as steps down to the garden level planted with shrubs to borders. The wonderful low maintenance rear garden offers a wonderful terrace perfect for entertaining and alfresco dining with the remainder laid to artificial lawn with timber fencing to boundaries and gated rear access.

### LOCATION

The house occupies an extremely sought after and convenient position, just a short walk from the extensive range of shops and amenities in Chelsea Road and Weston village and just over a mile from the city centre. The property is well served by buses to the centre of Bath whilst easy access to the M4 is available without having to cross the city.

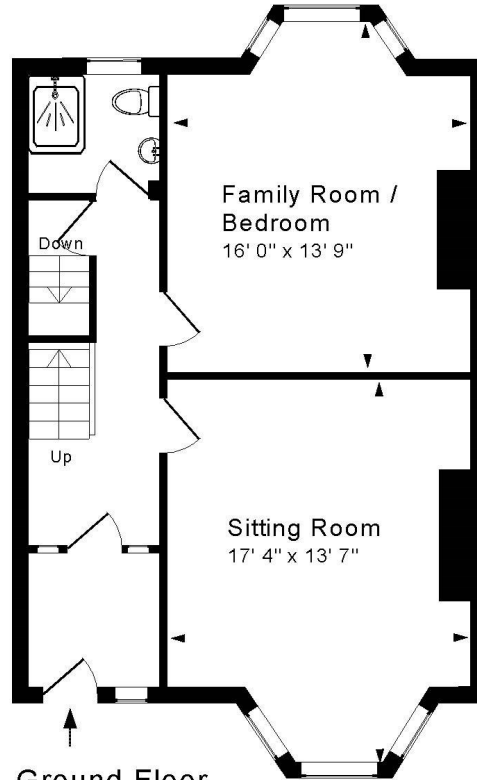






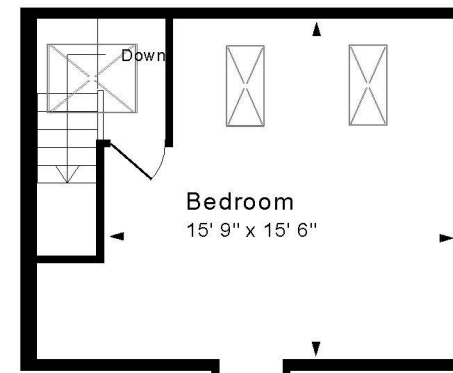
Garden Floor

Approx. Gross Internal Floor Area 2,110 Sq. Ft. / 196 Sq. M  
 Includes Conservatories. Excludes Garages, Porches etc. unless stated  
 For identification purposes only. Not to scale. Copyright Jemesis Ltd 2024  
 Drawing Number: 172-0685  
 27 Newbridge Road, Bath, BA1 3HG.

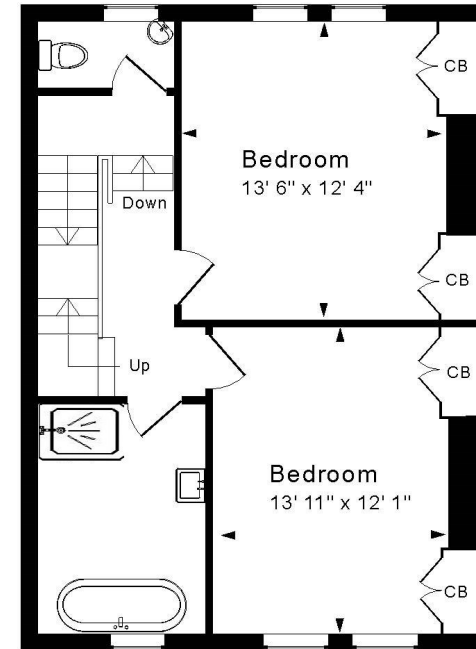


Ground Floor

**Tenure: Freehold**  
**Council Tax Band: 'E' £2,575.27**



Second Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
101-120	B		84
81-100	C	72	
61-80	D		
41-60	E		
21-40	F		
1-20	G		

Net energy efficient - higher running costs  
 England & Wales  
 EU Directive 2002/91/EC

