



**217 NEWBRIDGE ROAD, BATH, BA1 3HH**  
£2,500 per month\*

**Carter Jonas**



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**A most wonderfully light and bright 3 or 4 bedroom semi-detached house to the west of Bath City Centre which has been the subject of complete renovation, having a brand new open-plan kitchen/dining room extension to the rear.**

- 3 bedrooms
- 2 bathrooms
- Open-plan kitchen/dining room/living room
- 2 reception rooms
- Rear garden and terrace
- Parking to the front

#### **THE PROPERTY**

We are very pleased to be able to offer this wonderful 3 or 4 bedroom semi detached house situated just to the west of Bath City Centre in Newbridge. The property, built in the 1930's, has been the subject of complete renovation and extension within the last 3 years and offers wonderful light and bright family accommodation. Set back with its own off street parking, the entrance hall leads through to Sitting Room (or bedroom 4), at the front with double glazed bow window. The hall also leads through to a magnificent open plan extension which offers kitchen with integrated appliances of oven with hob, fridge/freezer and dishwasher, through to utility room with washing machine. The kitchen is open to the dining/living room space through to a further reception room. There are rear double glazed sliding doors out onto rear terrace, south facing garden and large shed. There is also a shower room with WC on the ground floor. The stairs lead up to the first floor where there are two double bedrooms and a third smaller double bedroom and bathroom with shower over bath. Externally there is hard standing to the front and south facing garden to the rear with terrace. There are wonderful leafy views from the rear of the house. This really would make someone the most comfortable family home. Bath City centre is 1.5 miles to the east and the RUH Hospital and all local amenities at Chelsea Road are on the doorstep. There is also a very convenient bus stop to Bath and Bristol very near by.

Available for an initial 12 month tenancy.

EPC Rating C. Council Tax Band D (please see Bath & North East Somerset website for current cost)





Mains electric, gas and mains water.

Parking: Hard standing driveway parking to the front for 3 or 4 vehicles.

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £2500 per calendar month: Holding deposit of 1 week's rent £576.92 Security deposit of 5 weeks rent £2884.61

Available 1 July 2025.

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## ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	- Council Tax Band D
Directions	

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## 217 Newbridge Road

Approximate Gross Internal Area  
127.5 sq m / 1372 sq ft

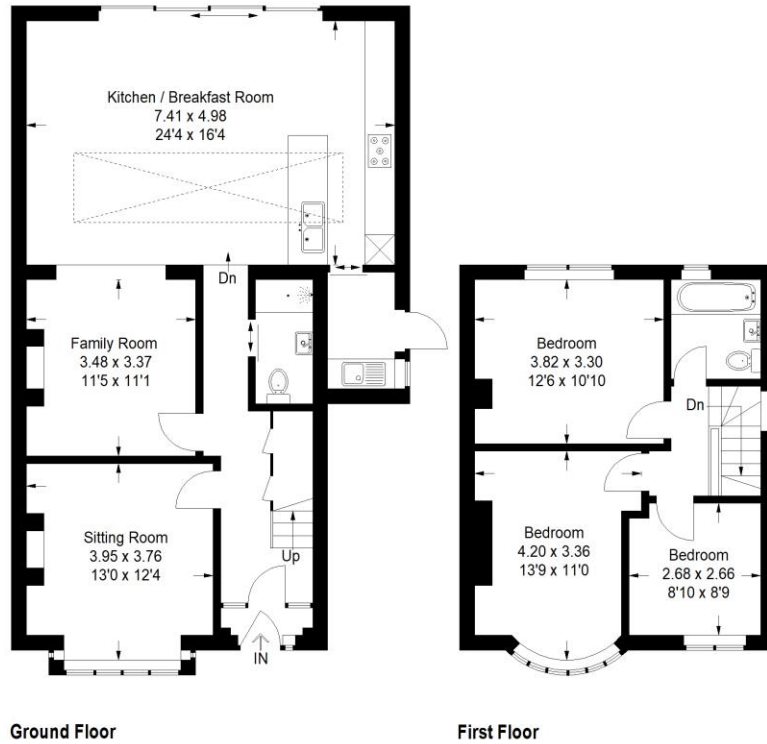


Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

T: 01225 747250

5-6 Wood Street, Bath, Somerset, BA1 2JQ

E: bath@carterjonas.co.uk



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Classification L2 - Business Data

### IMPORTANT INFORMATION

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