



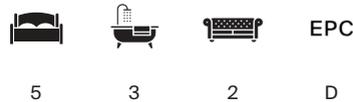
## 6 PARK ROAD

BATH, BA1



# A VICTORIAN, TERRACED, FIVE-BEDROOM FAMILY HOME IN BATH.

Period details combined with modern family living in a sought-after area close to the vibrant community of Chelsea Road, Bath



Services: We are advised that the property is connected to mains gas, electricity, water and drainage

Local Authority: Bath & North East Somerset Council

Council Tax: D

what3words: ///lung.maple.wider

Method of Sale: We are advised that the property is Freehold

Viewings: Strictly by prior appointment with the agent Knight Frank LLP.



## SITUATION

Park Road sits just moments from the vibrant community of Chelsea Road in the desirable Newbridge area to the west of Bath. The city centre is around a 20-minute walk away, and Chelsea Road offers delicatessens, cafés, boutique shops, charity stores and independent businesses. Nearby amenities include a dental surgery, the Royal United Hospital, a nursery school, primary schools and Royal Victoria Park.

Commuters can walk or cycle to Bath Spa station via the riverside path (1.5 miles), and the Air Decker bus provides an hourly service to Bristol Airport. Local leisure options include riverside walks, Royal Victoria Park and the Botanical Gardens, with cyclists enjoying the Bristol-Bath cycle path and the Two Tunnels route.







## THE HOUSE

This attractive family home forms part of a Victorian terrace built circa 1880 and has been thoughtfully extended and modernised while retaining its original period details. Arranged over three floors, it offers spacious and flexible accommodation ideal for family living. The front door opens into an inner vestibule with a part-glazed door leading to a welcoming hallway with stripped wood floorboards. There is an understairs WC, a useful coat cupboard and stairs rising to the upper floors. To the front is a beautifully light, south-facing sitting room with generous proportions, period features and built-in shelving and cupboards. To the rear is a family living room opening into a spacious kitchen/dining area with an impressive glass atrium. The kitchen is fully fitted with units to the sides, a central island and underfloor heating. Bifold doors open to the garden, creating an excellent space for entertaining.

On the first floor is the principal, south-facing bedroom with a high ceiling, built-in wardrobes and its own en suite shower room. There are two further bedrooms and a family bathroom. The loft space has been converted to provide two additional bedrooms and an en suite shower room. One bedroom is currently used as a home office, and there is plenty of under-eaves storage.



## OUTSIDE

To the front of the property is a small, low maintenance garden enclosed by a stone wall, creating a neat and welcoming approach to the house.

To the rear, bifold doors open onto an attractive walled garden designed for easy outdoor living, with a level artificial lawn, stone boundaries and contemporary slatted fencing providing privacy. A decked terrace forms part of the outdoor “kitchen” area, ideal for al fresco dining, and there is ample space for seating and a dining set. Practical features include storage along one side, including a bike shed, as well as a useful rear access pathway to Park Road. Parking is available by residents’ permits.



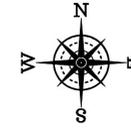




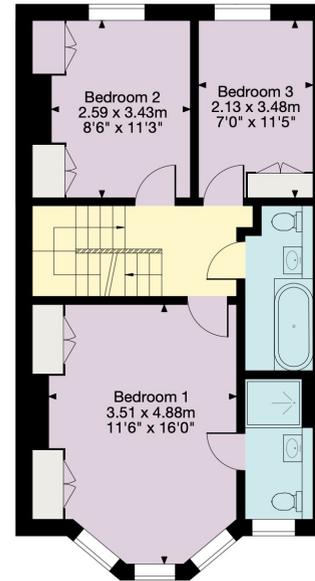
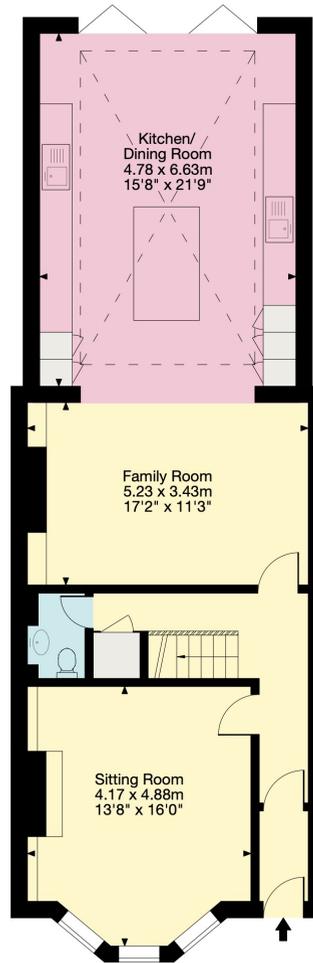
# Park Road

## Bath

Gross Internal Area (Approx.)  
166 sq m / 1,788 sq ft



- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space



Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2025.

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Approximate Gross Internal Area = 166 sq m / 1,788 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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