



Symes Park
Weston | Bath





Summary

Situated in the beautifully tranquil and peaceful setting of Symes Park is this wonderful 1990s detached home. The accommodation comprises; bright, welcoming entrance hall; generous living room with separate dining area; light and spacious fitted kitchen; downstairs W.C; 3 bedrooms (master with en-suite shower room) and a family bathroom. Externally, the garden is low maintenance with mature plants, hedging and a patio area which all benefit from a sunny, south-westerly aspect. The single garage can also be accessed via the garden. Viewing comes highly recommended.

Location

Symes Park is situated in a quiet and sought after position close to a comprehensive range of village shops and amenities. It is served by buses to the centre of Bath (some 2 miles away), is close to both the Royal United Hospital and Royal Victoria Park and is well placed for easy access to Bristol and the M4 without having to cross the city. It is also within walking



- 3 bed 1990s detached house
- Living/dining room
- Master bedroom with en-suite shower room
- Low maintenance rear garden with sunny aspect

- Tranquil setting
- Downstairs W.C
- Family bathroom
- Detached single garage

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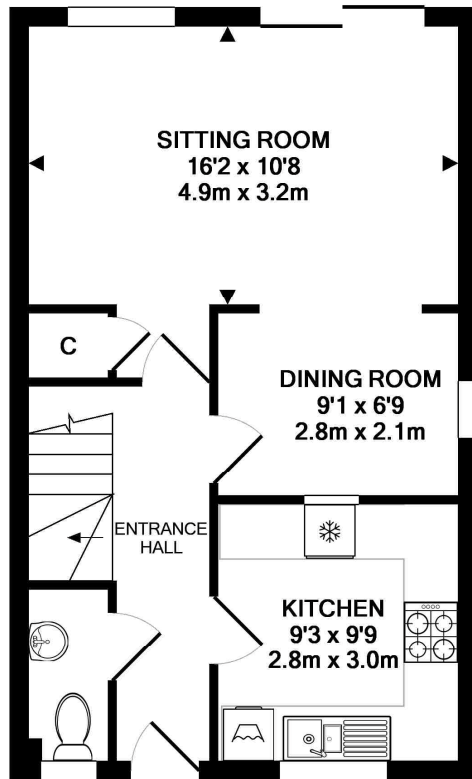


2 Princes Buildings, George Street, Bath BA1 2ED

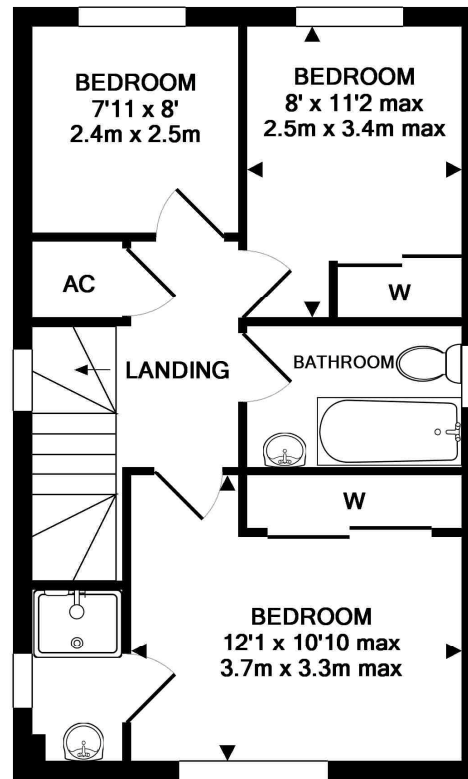
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GROUND FLOOR
APPROX. FLOOR
AREA 442 SQ.FT.
(41.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 442 SQ.FT.
(41.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 884 SQ.FT. (82.1 SQ.M.)



All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent. www.inovusproperty.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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	66	85
	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	64	85
	EU Directive 2002/91/EC	

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Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only.