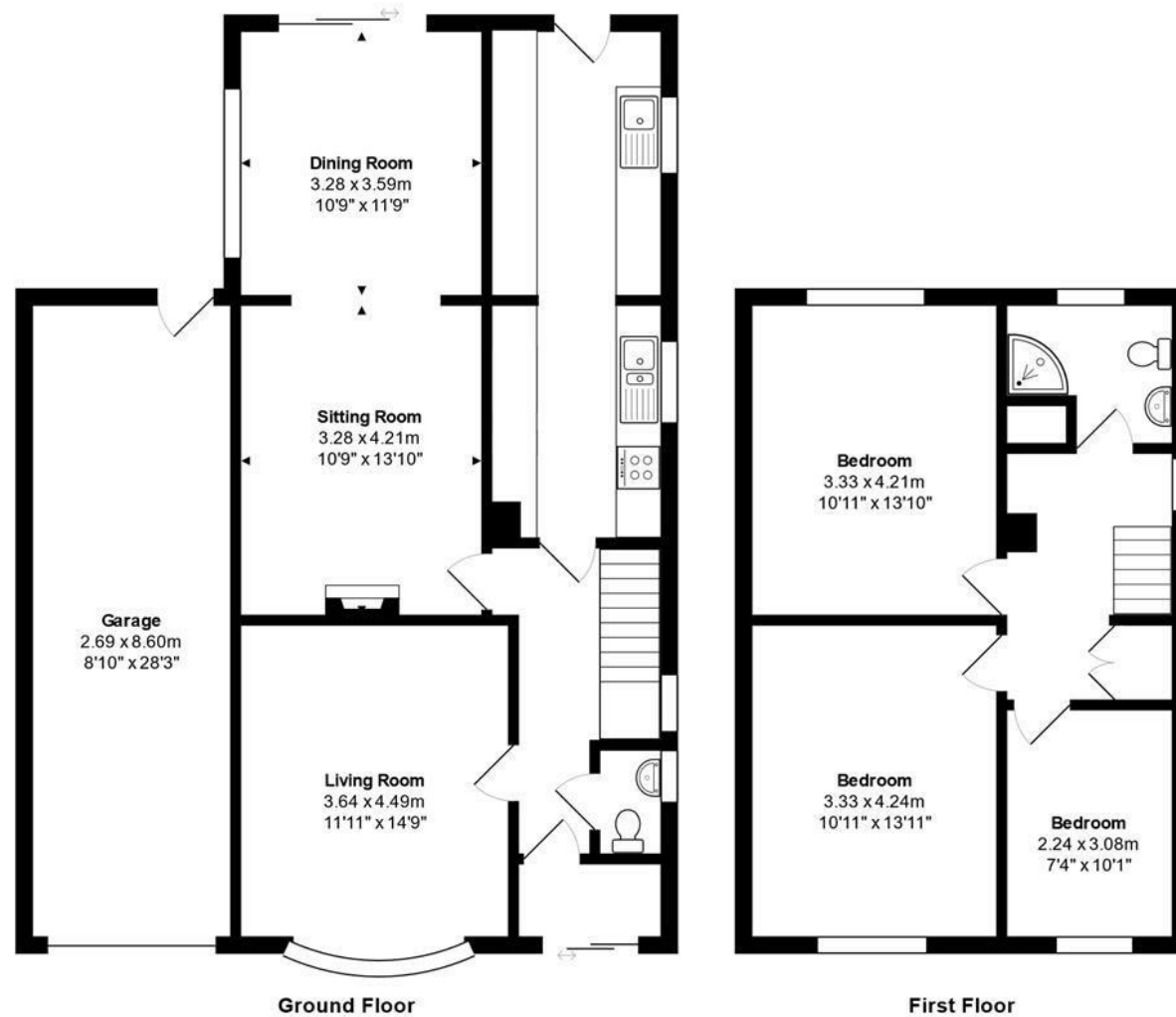


489 Bath Road, Salford, Bristol, BS31 3BA
Tel: 01225 400400 email: salford@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		66	
(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		



Total Area: 120.2 m² ... 1294 ft² (excluding garage)
All measurements are approximate and for display purposes only.



£575,000

A delightful detached home in a beautiful location with views to open fields. Offering three bedrooms and extended accommodation downstairs there really is excellent living space. The rear of the property has a wonderful mature garden.

- Lovely tucked away location on the edge of Bath
- Ample parking on the block paved driveway
- Garage to the side of the property
- Delightful mature rear garden with beautiful views
- Rear extended accommodation offering generous space
- Two excellent size double bedrooms and a further single room
- Weston All Saints Primary School close by
- Complete onward chain

www.daviesandway.com
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These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
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4 Napier Road, Upper Weston, Bath, BA1 4LN

Welcome to this charming detached house located on Napier Road in the beautiful city of Bath. This property boasts three bedrooms, perfect for a growing family or those in need of extra space. With one bathroom, this home offers convenience and comfort for its residents.

Situated on the edge of Bath, this house provides stunning open views to fields, allowing you to enjoy the tranquillity of the countryside while still being close to city amenities. The rear extension of the property provides generous accommodation, giving you ample space to relax and entertain.

One of the highlights of this property is its delightful gardens with lovely views, offering a peaceful retreat where you can unwind after a long day. Additionally, there is plenty of space at the front of the house for parking, ensuring convenience for you and your guests.

Located in a popular tucked away location, this house provides a perfect blend of privacy and accessibility. Don't miss the opportunity to make this wonderful property your new home in the heart of Bath.

In fuller detail the accommodation comprises (all measurements are approximate)

GROUND FLOOR

ENCLOSED PORCH 1.93 x 0.70 (6'3" x 2'3")

Double glazed window and a double glazed sliding door. Tiled floor. uPVC door leads to

HALLWAY

Double glazed side aspect window. Understairs cupboard housing the consumer unit. Phone point. Staircase leads to the first floor.

CLOAKROOM 1.50 x 0.90 (4'11" x 2'11")

Double glazed frosted window. Sink with tiled splashback. Toilet. Vinyl flooring.

FRONT RECEPTION ROOM 4.25 x 3.64 (13'11" x 11'11")

Double glazed window. Stone fireplace and hearth with an electric fire.

REAR RECEPTION ROOM 7.92 x 3.29 (25'11" x 10'9")

Double glazed window with side aspect and double glazed patio doors giving access to the garden. Two radiators.

KITCHEN 6.96 x 2.41 narrow to 2.28 (22'10" x 7'10" narrow to 7'5")

Range of base units comprising cupboards and drawers with laminate work tops and tiled splashback. Ample wall cupboards giving further storage. Two stainless steel sinks, one in the main kitchen and the other in the utility area. Built in electric hob and eye level double oven. Spaces are provided for a freestanding washing machine, tumble dryer and a dishwasher. Boiler is located in a cupboard. Double glazed door leads to the garden.

UPSTAIRS

LANDING

Double glazed window with side aspect allows natural light to flood in. Loft access. Airing cupboard and a further cupboard above the stairs.

BEDROOM 4.24 x 3.32 (13'10" x 10'10")

Double glazed window and radiator.

BEDROOM 4.23 x 3.34 (13'10" x 10'11")

Double glazed window with lovely views. Radiator.

BEDROOM 3.02 x 2.42 (9'10" x 7'11")

Double glazed window with lovely views. Radiator.

OUTSIDE

FRONT

Block driveway offering parking for two cars which leads to the garage and the front of the house. Mature flowerbeds. Side access to the rear garden.

REAR GARDEN

A generous garden split into zones with mature flower beds, seating area and a lawned area. Enclosed by hedging and fencing. A pathway leads to the side of the property giving side access and runs to the rear of the garden. Garden tap

GARAGE

Electric roller door to the front with a personal door and window to the rear.

TENURE

Freehold.

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is E. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

Local authority. Bath and North East Somerset Services. Mains electric and gas. Mains water and sewerage.

Broadband. Ultrafast 1000mps Source Ofcom
Mobile phone outdoor. EE O2 Vodaphone Three. Likely Source Ofcom

