

# KIT JOHNSON

residential



Westbrook Park, Bath

£825,000

**With Beautiful Rural Views. A Four Bedroom Detached House. EPC Grade C**





# 15 Westbrook Park

Bath

BA1 4DP

**PRICE: £825,000**

Being sold for the first time since it was built in the early 1990's, and in a particularly favourable position in this popular Cul-de-Sac overlooking private fields. This house is in need of general updating throughout and has been priced accordingly. The accommodation is arranged over two floors. Central Hall, Study, Cloakroom, Living Room with French doors out to the garden and wonderful open views, dining room, fitted kitchen and utility with door to the double garage. Upstairs there are four good bedrooms, family bathroom and en-suite. At the front, gardens and driveway, side access to the established rear garden with borders and lawns. The field beyond is owned by Westbrook Park 2012 Ltd (a group of homeowners in the Cul-de-Sac to prevent it from development). Ideally located for the shops in Weston, excellent local schools and the M4 via Lansdown. Offered with vacant possession. Executor's sale.

## Executive Detached House

**Circa 1991**

**Four Bedrooms**

**Three Receptions**

**Bathroom, En-Suite & Cloakroom**

**Fitted Kitchen/ Separate Utility**

**Freehold**

**Gas Central Heating**

**1544 Sq Ft (143.4 Sq Mt) Excl Garage**

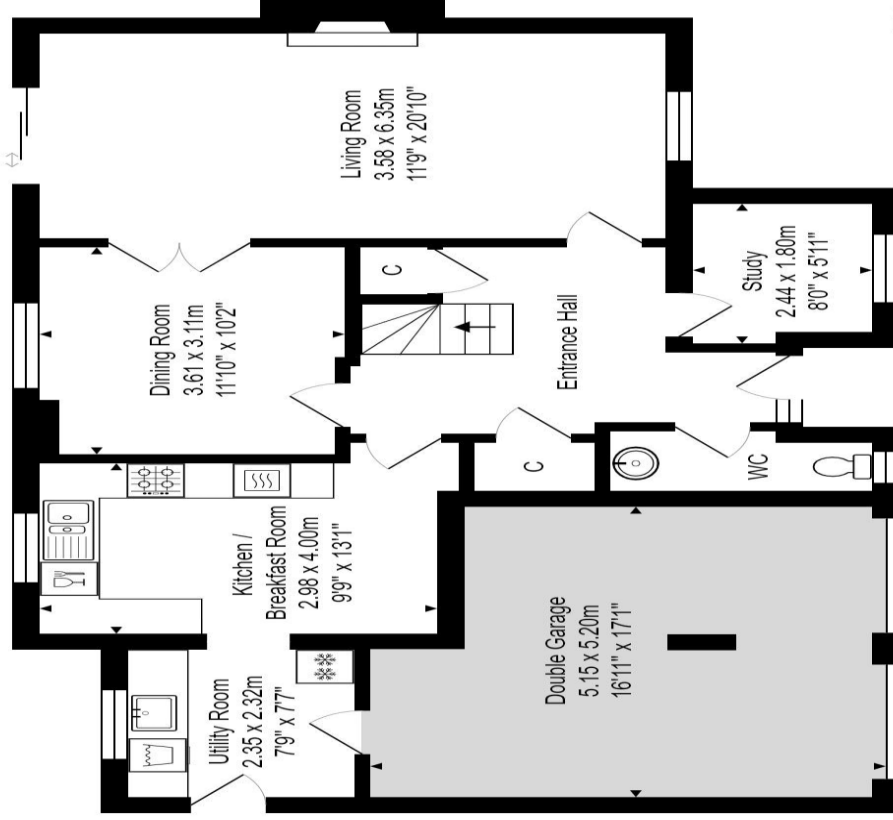
**Double Garage & Driveway**

**Council Tax Band F**

**Gardens**

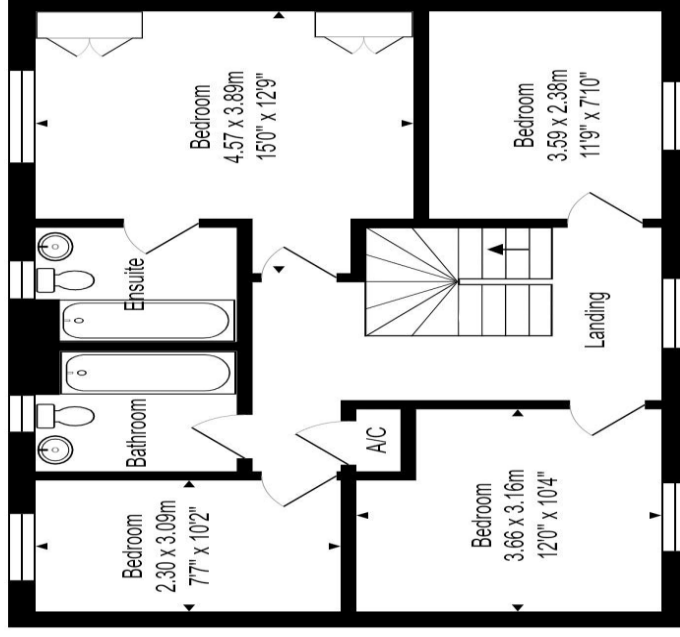
**Stunning Views**





**Ground Floor**

Area: 76.6 m<sup>2</sup> ... 825 ft<sup>2</sup>



**First Floor**

Area: 66.8 m<sup>2</sup> ... 719 ft<sup>2</sup>

**Total Area: 143.4 m<sup>2</sup> ... 1544 ft<sup>2</sup> (excluding double garage)**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.

Area includes internal and external wall thickness  
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