

KIT JOHNSON

residential



Westbrook Park, Bath

£925,000

Commanding Rural Views. Five Bedroom Detached House. EPC Grade D



12 Westbrook Park

Weston

Bath

BA1 4DP

PRICE: £925,000

On the market for the first time since it was built in the early 1990's, the former show home, a substantial five bedroom detached house at the end of a Cul-de-Sac and backing onto open fields and an orchard. This is the largest of the build type in Westbrook Park. Entrance hall, living room, dining room, kitchen/breakfast room with integrated appliances, utility, study and cloakroom. On the first floor are five double bedrooms, bathroom and large ensuite. The situation of the house gives views to the front towards Bath with stunning rural views to the rear. Attractive enclosed lawned gardens, double garage and driveway. The field behind is owned by Westbrook Park 2012 Ltd (a group of homeowners in the Cul-de-Sac to protect it from development). Ideally located for the M4 via Lansdown, excellent local

schools and amenities in Weston Village. A truly light and spacious home in a highly sought after road on the Western edges of the City. Executor's sale.

Circa 1991 (Former Showhome)

Five Bedroom Detached House

Three Reception Rooms

Stunning Rural Views

UPVC Double Glazing

Gas Central Heating

Freehold

Council Tax Band G £3420

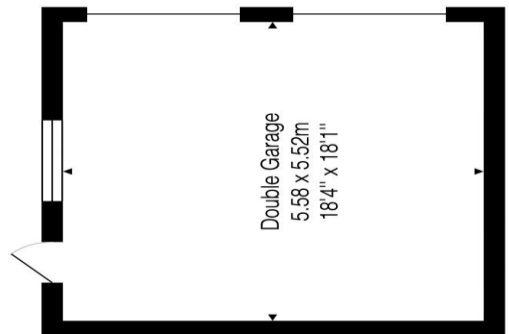
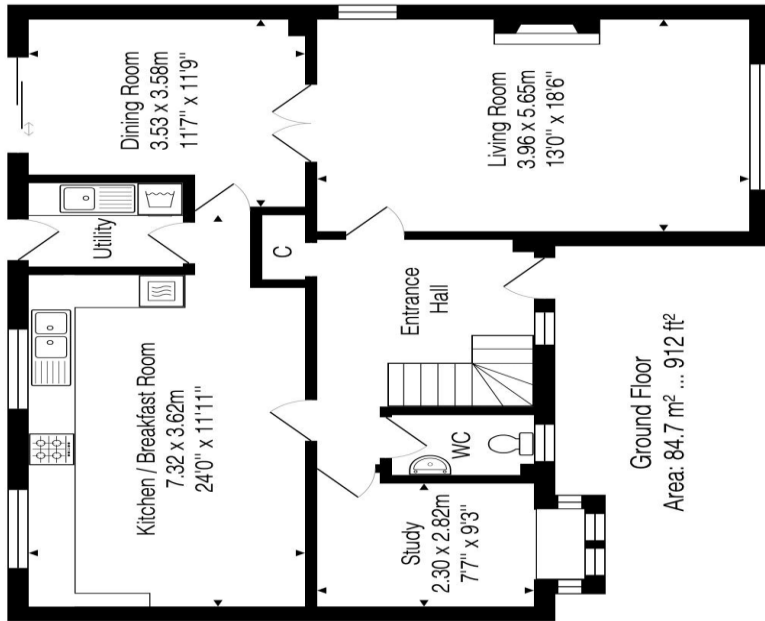
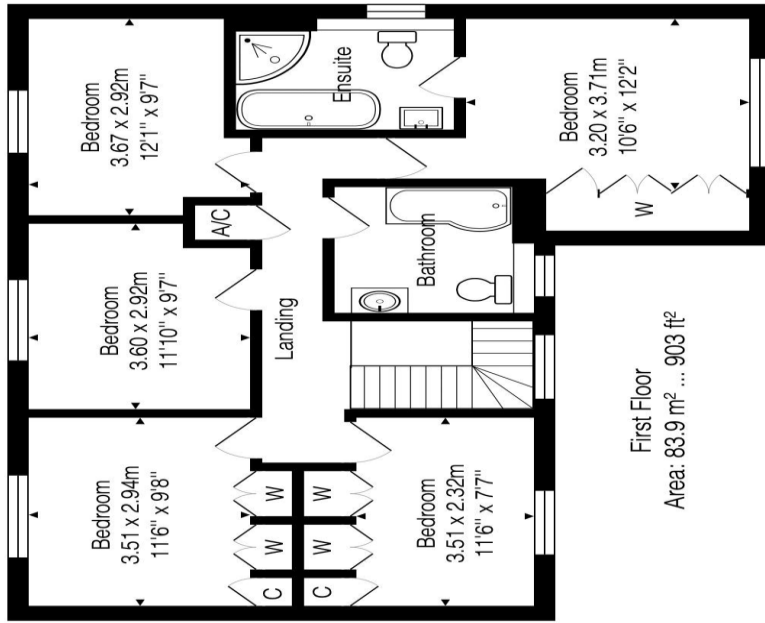
1814 Sq Ft (168.6 Sq Mt)

Solar Panels

Double Garage

Vacant Possession





Total Area: 168.6 m² ... 1814 ft² (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
www.epcassessments.co.uk

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