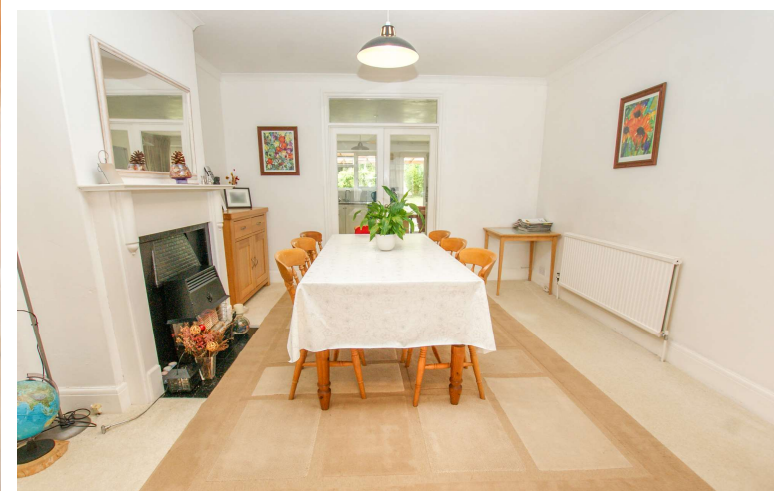




South Lea Road
Weston | BATH

**NASH
& CO**



Summary

An attractive 4 bedroom 1930's semi-detached family house which has been extended to the rear. South Lea Road properties are one of the larger types of homes in the area and this property measures 1519 sq. ft internally. Accommodation includes, entrance porch, entrance hall, lounge with separate dining room, study, utility, kitchen/breakfast room, and a downstairs shower room. There is also a bedroom on the ground floor which could be used as a further reception room if required. On the first floor there are 3 double bedrooms and a family bathroom. Outside there is driveway parking for up to 4 cars and further hard standing under the gated car port to the side of the house. To rear laid to lawn garden is level and offers a canopy which is ideal for "al fresco" dining. There are also 5 fruit trees (cherry, damson, apple, pear, plum) and one hazel nut plus a number of other trees making for a very green and private, but still open space.

Location

South Lea Road is located in a residential road in Weston Village in the World Heritage City of Bath. The property is accessible to the shops and local amenities in both Weston Village and Chelsea Road. Local schools include; Weston All Saints Primary School, St Mary's RC Primary School and Oldfield Secondary School, King Edwards, The Royal High and Kingswood schools are all a drive away. For those that need to commute, the property has access to the A4 to Bristol and M4 Motorway at junction 18. There are also lovely walks over the Cotswold Way and a cycle path which runs between Bath and Bristol.



- 4 bedrooms
- Extended 1930's semi detached house
- Family home, with access to 4 local schools
- 2 receptions
- Study

- Utility room
- 22' gated car port to side of the house
- Off street parking for up to 4 and car port
- Well established rear garden with a selection of mature fruit trees
- Shower room & family bathroom

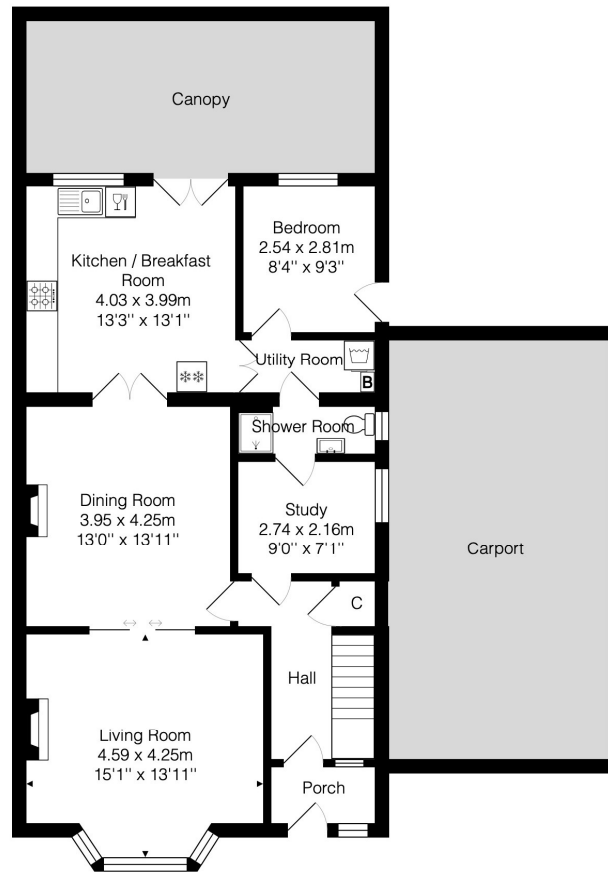


17 Chelsea Road, Bath, BA1 3DU

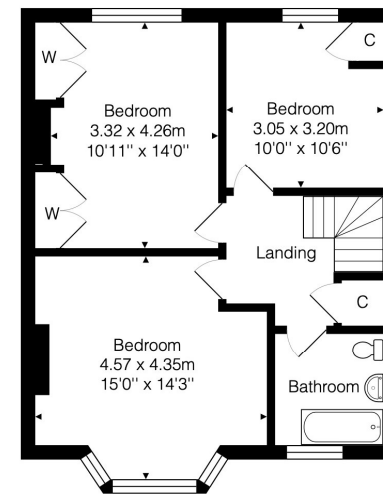
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Ground Floor
Area: 84.6 m² ... 910 ft²



First Floor
Area: 56.5 m² ... 609 ft²

Total Area: 141.1 m² ... 1519 ft² (excluding canopy, carport)

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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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.