



**NASH  
& CO**

**Leighton Road**  
Upper Weston | Bath





**Summary**

A 3 bedroom semi-detached family home offered for sale with no onward chain. Extended and well presented the property comprises – entrance hall; open plan living and dining room; open plan kitchen/dining room extension, utility, storeroom (potential shower room) and a downstairs WC. There is driveway parking and a single garage. The rear garden is elevated and enjoys some views. On the first floor, bedroom one and three offer views over the Cotswold Way. There is potential for a fourth bedroom in the loft (STPP).

**Location**

Leighton Road is part of the popular residential area of Upper Weston, Bath. The local shops and amenities of Weston High Street are easily accessible and include - express supermarket, café, newsagents with Post Office, bakery, Italian deli and public house. Nearby schools include Weston All Saints Primary, St. Mary's Catholic Primary and Oldfield Secondary School. The Royal United Hospital is also within walking distance. The property has easy access to the M4 at Junction 18, as well as the A4 towards Bristol. A regular bus service runs to and from the city centre with stops conveniently located close by. Lansdown Golf Club and Bath Racecourse are also a short drive via Lansdown Lane.





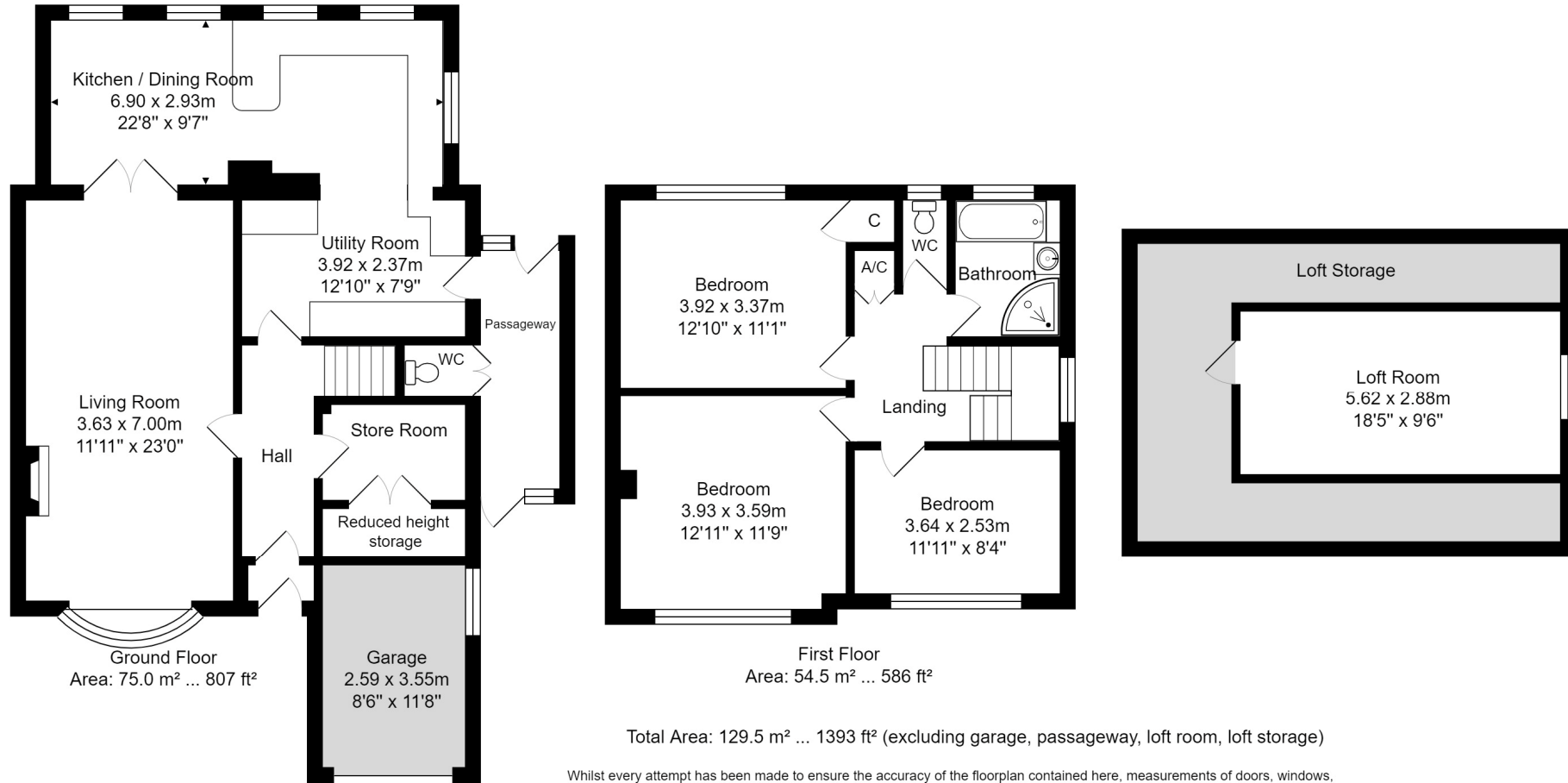
- 3 bedrooms
- Semi-detached
- Extended to rear with a kitchen/dining room
- Utility and downstairs WC
- Views to front over the Cotswold Way

- Potential for a loft conversion (STPP)
- Family home close to Weston All Saints Primary School
- No onward chain
- Regular bus service to local High Street and city centre
- Ease of access to M4 at Junction 18

[nashandcobath.co.uk](http://nashandcobath.co.uk)

[enquiries@nashandcobath.co.uk](mailto:enquiries@nashandcobath.co.uk)





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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