



Manor Road
Weston | Bath

**NASH
& CO**



Summary

A modern 3 double bedroom and semi-detached property located on a quiet no through road in Weston, Bath. Living accommodation comprises – entrance hall ground floor WC; Kitchen with granite surfaces and fitted Bosch appliances; open plan sitting/dining room; on the first floor are 2 double bedrooms, one with en suite and a family bathroom; on the second floor is the principal bedroom with en suite shower room. The low maintenance rear garden is mostly patioed and has a sunny aspect. There is a side driveway offering off street parking. The property is situated close to local amenities in Weston High Street and Weston All Saints primary school and is accessible to nearby countryside.

Location

Manor Road is located in the popular Weston village area of Bath. The property is situated moments away from a variety of local shops and amenities on Weston High Street, including amongst others - cafés, express supermarket, newsagents, bakery, local pharmacy, Italian deli, takeaway and public house. The city centre is a mostly level 30 minute walk away, or alternatively a regular bus service runs throughout the day. The Royal United Hospital is close by on Combe Park. The Cotswold Way provides great access to the beautiful surrounding countryside and is accessible just at the top of the street. There is easy access to both the A4 to Bristol and the M4 at junction 18.



- Semi-detached
- 3 double bedrooms
- Family bathroom and 2 en suites
- Open plan through lounge
- Fully fitted kitchen with granite surfaces and Bosch appliances

- Driveway to side offering off street parking for 2/3 cars
- Sunny rear garden with patio
- Very well presented throughout
- Close to Weston High Street amenities
- Pleasant walk to the city centre via Royal Victoria Park

nashandcobath.co.uk

enquiries@nashandcobath.co.uk





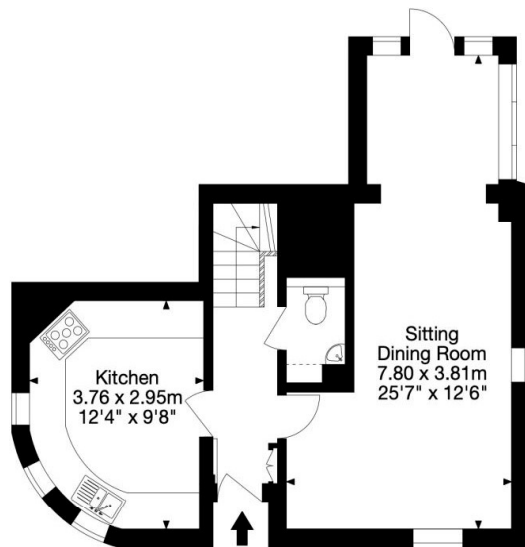
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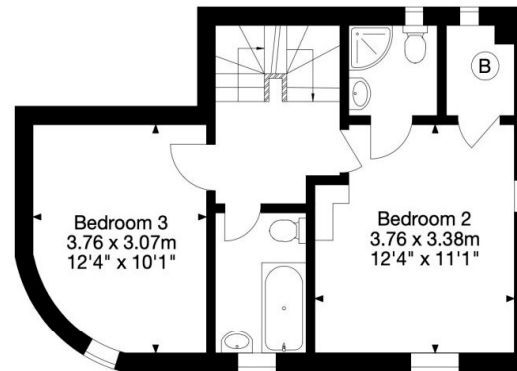
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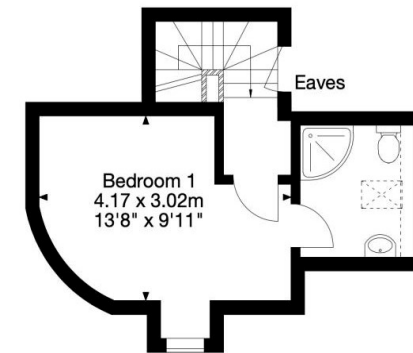
21 Manor Road, Bath, Somerset BA1 4BW
Gross Internal Area (Approx.)
100 sq m / 1,082 sq ft



Ground Floor



First Floor



Second Floor

Nash & Co is a trading name of Nash & Co (Bath) Ltd, a company registered in England & Wales under registration number 09405604 with its registered office at 39 Oolite Road, Bath, BA2 2UU.

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.