



**NASH
& CO**

Purlewent Drive
Weston | Bath



Summary

A 1950s semi-detached family home located on a sought after road in the Weston Village area of Bath. This property benefits from off-street driveway parking and a large sunny south-west facing rear garden. The property comprises – entrance hall; spacious open-plan living room and dining room; fitted kitchen; rear conservatory overlooking the garden; ground floor WC; storage cupboard; on the first floor are 3 bedrooms and a family bathroom. There is a staircase leading to a loft space (without building regulations) currently being used as home office space. The large, enclosed, south-west facing garden has a patio, lawn, vegetable plot, pond and workshop. There is a reasonable sized front garden.

Location

Purlewent Drive is conveniently positioned for access to a variety of amenities. Local shops are on Weston High Street and include - express supermarket, newsagents, cafés and bakery. Chelsea Road shops and cafes are also within walking distance. Bath's city centre is a mostly level 30 minute walk away. There is variety of nearby green spaces and walking routes, including The Cotswold Way and Archery Field. Royal Victoria Park with its open parkland and botanical gardens is easily accessible. The Royal United Hospital and Lansdown Cricket Club are close by on Combe Park. Local schools include Weston All Saints Primary School, St Mary's RC Primary School and Oldfield Academy. The independent schools of Kingswood and Royal High are a short drive away. The M4 at junction 18 is a 20-minute drive away, and the A4 provides a direct route towards Bristol. Bath Spa Station provides a direct link to London Paddington and Bristol Temple Meads.



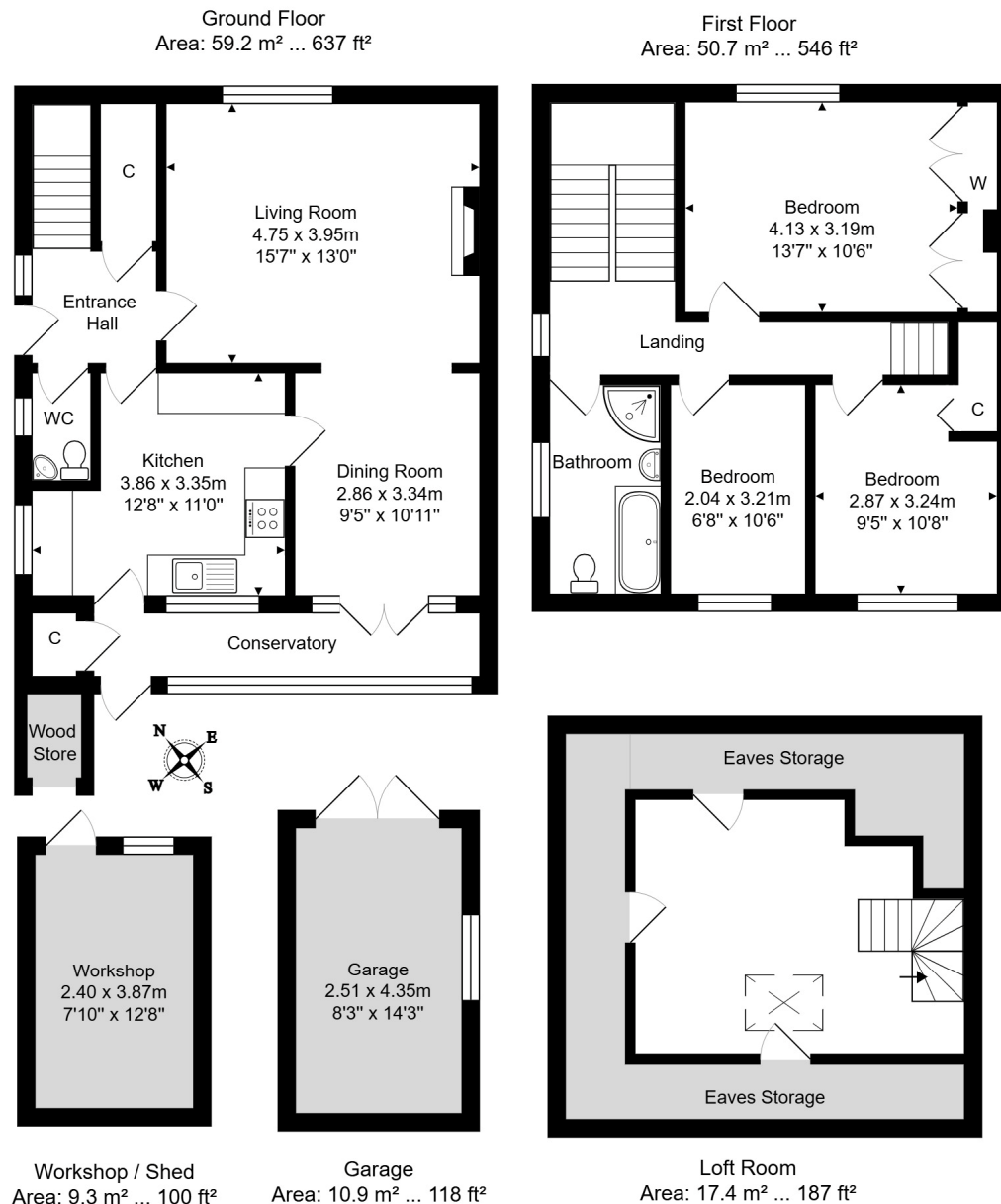
- Semi-detached 1950s property
- 3 bedrooms and loft space
- Driveway parking
- Open plan living room and dining room
- Family bathroom and WC

- Large south-west facing rear garden
- Garage and workshop
- Scope to extend at the rear and regularise the loft space
- Close to Weston High Street shops and cafes
- Close to a selection of local schools

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