



Southlands Road
Weston | Bath

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& CO



Summary

A fantastic four bedroom terraced stylish family home overlooking an open green to the front with stunning open views. A well proportioned accommodation comprising of good sized hallway, sitting room, stylish kitchen opening through to dining room, four bedrooms and family bathroom, Sloping Garden with potential of gentle terracing, side archway gives access to rear garden. The garden also backs onto a field. In addition is a large shed/summer house currently used as a gym. The property also has a PRC certificate.

Location

Located off the popular Weston Village in the World Heritage City of Bath. The property is situated moments away from a variety of local shops and amenities on Weston High Street, including - café, express supermarket, newsagents, bakery, local pharmacy, Italian deli, takeaway and public house. There is regular bus service running throughout the day. The Royal United Hospital is close by on Combe Park. 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. 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.



- Four bedrooms
- Sitting room with stunning views to front
- Stylish kitchen arch through to dining room
- Overlooking an open green

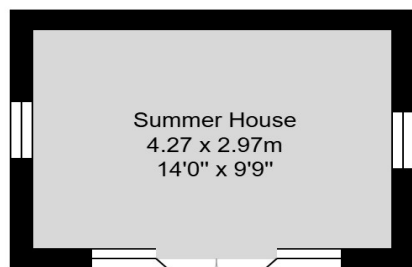
- Backing onto field
- Well presented throughout
- Side access to rear garden
- PRC Certificate

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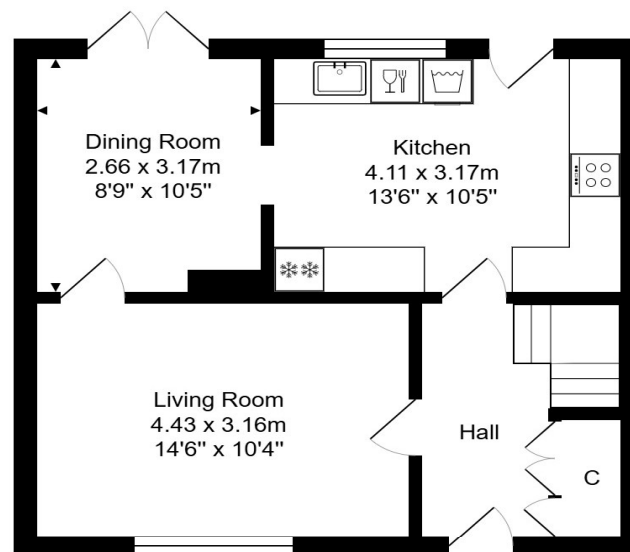
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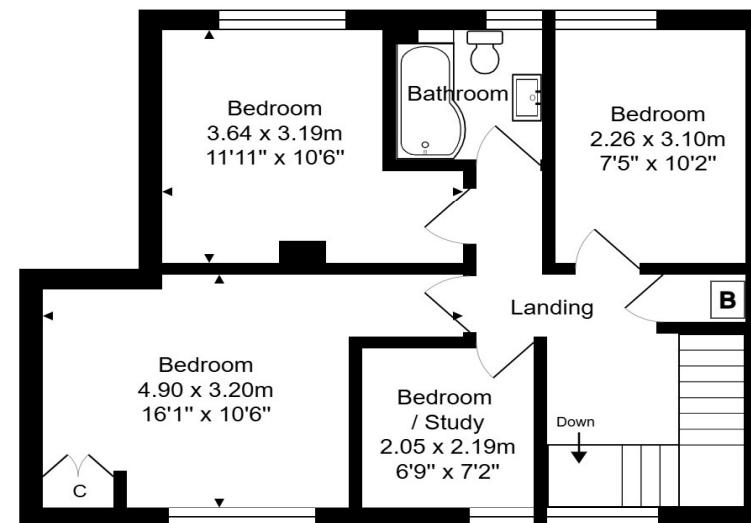
Total Area: 94.4 m² ... 1016 ft² (excluding summer house)



Summer House / Studio
Area: 12.7 m² ... 137 ft²



Ground Floor
Area: 45.1 m² ... 486 ft²



First Floor
Area: 49.3 m² ... 531 ft²

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

Additional Property Information

- Tenure:
- EPC Rating:
- Council Tax Band:

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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.