



**NASH
& CO**

Burleigh Gardens
Weston | Bath



Summary

Offered for sale with no onward chain. An extended, semi-detached, family home situated in a quiet cul-de-sac in the desirable Weston area of Bath. This property benefits from a large level garden, as well as driveway parking and garage. Accommodation comprises – front porch; entrance hallway; spacious living room open plan to the dining room; fitted kitchen; utility room; downstairs WC; on the first floor are five bedrooms and a family bathroom. There is also a staircase leading to the loft space which provides scope for further development, subject to the necessary permissions. The attractive rear garden has a patio area and large lawn, plus mature well-stocked planting borders.

Location

Located in the popular Weston area in the World Heritage City of Bath. The property has proximity to a variety of local shops and amenities on both Chelsea Road and Weston High Street, which include - cafés, express supermarket, newsagents, bakery, deli, takeaway and public house. There is regular bus service running throughout the day with stops on West Lea Road. 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 via Penn Hill Road. There is easy access to both the A4 to Bristol and the M4 at junction 18.



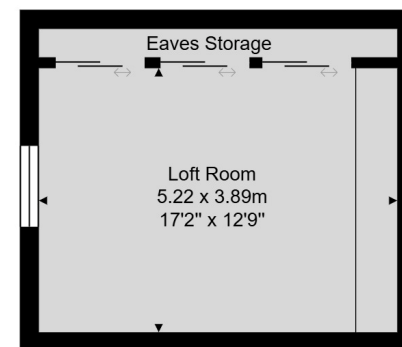
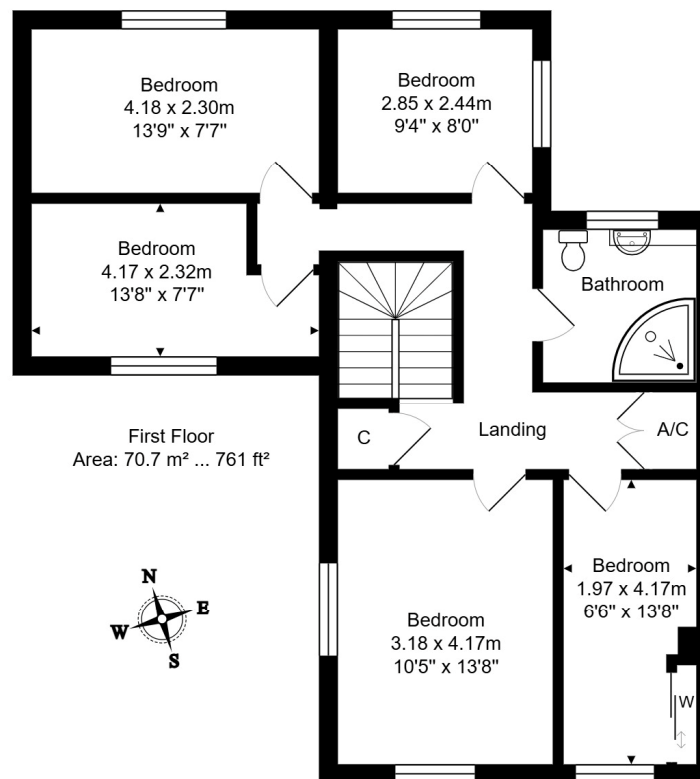
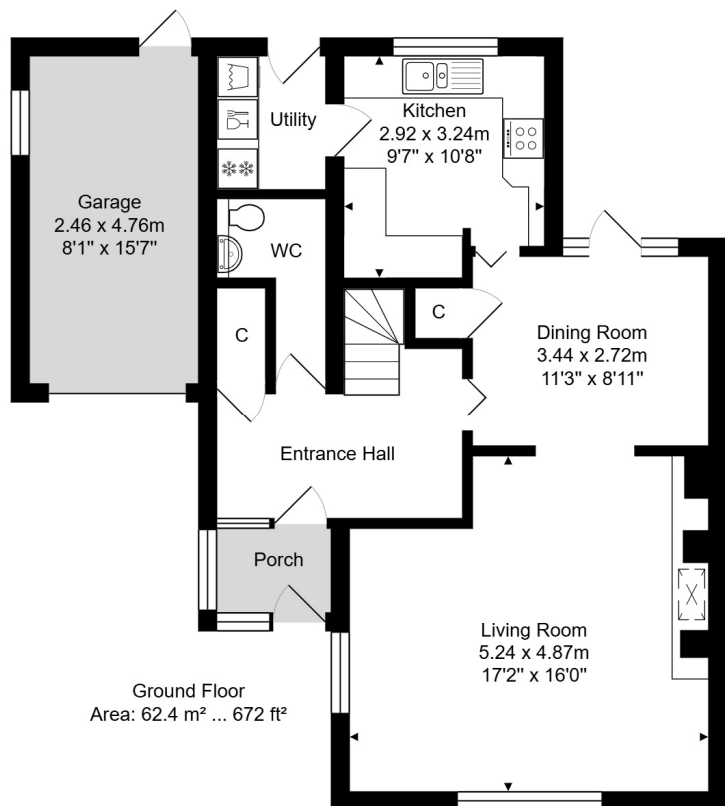
- Semi-detached family home
- No onward chain
- 5 bedrooms
- Spacious living room open plan to dining room
- Large, level, rear garden with lawn and patio

- Driveway parking and single garage
- Utility area and downstairs WC
- Accessible to local shops on both Weston High Street and Chelsea Road
- Good selection of local schools
- Some modernisation would be beneficial

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Total Area: 133.1 m² ... 1433 ft² (excluding porch, garage, loft room, eaves storage)

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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Additional Property Information

- Freehold tenure
- EPC rating D
- Council Tax band D

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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.