



Napier Road
Upper Weston | Bath



Summary

Offered for sale with no onward chain. A detached family home, occupying a corner plot, in the popular Upper Weston area of Bath. The property benefits from off-street driveway parking and a garage, as well as mature gardens on three sides. There are lovely views to be enjoyed towards Kelston Roundhill and Cotswold Way. Accommodation comprises – front entrance porch; spacious living room; rear dining room; kitchen/diner; ground floor WC; side entrance porch; on the first floor are 3 bedrooms and a modern shower room. The property offers plenty of scope for a modernisation project, including potentially extending, subject to the necessary permissions.

Location

Napier Road is situated just north of Weston Village High Street and forms part of Upper Weston area of Bath. The local shops and amenities of Weston High Street are easily accessible and include - express supermarket, café, convenience shop with Post Office, bakery, Italian deli and public house. Local schools include Weston All Saints Primary, St. Mary's Catholic Primary and Oldfield Secondary School. The Royal United Hospital is also nearby. The property has easy access to the M4 at Junction 18, as well as the A4 towards Bristol. There is ease of access to the surrounding countryside with walks to the majestic Kelston Roundhill and Beckford's Tower. 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.



- Detached family home
- No onward chain
- 3 bedrooms
- Driveway and garage
- Separate living room and dining room

- Kitchen/diner
- Gardens on three sides
- Modern shower room
- Views toward Kelston Roundhill
- Accessible to Weston High Street amenities

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& CO**

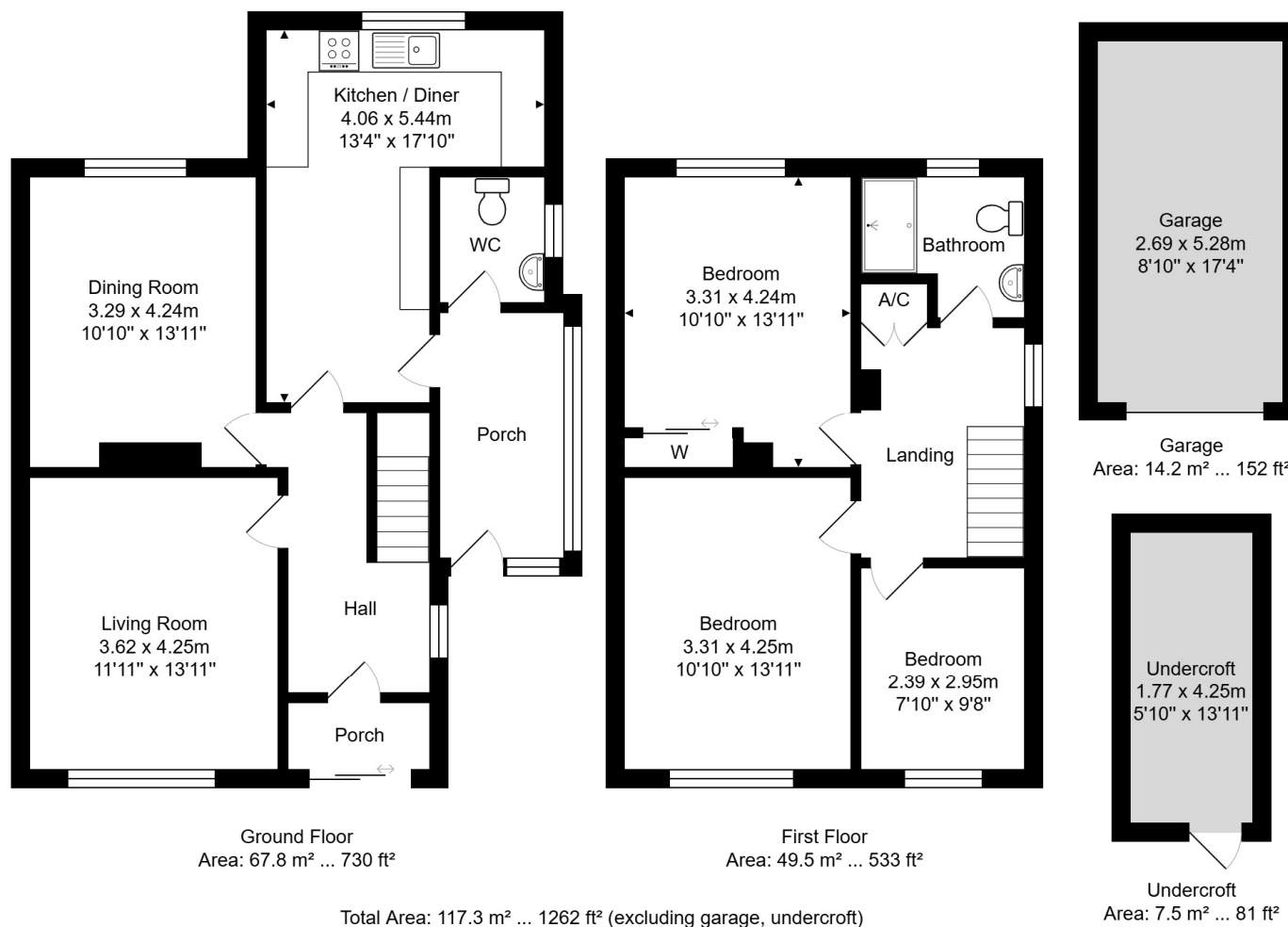


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Additional Property Information

- Freehold tenure
- EPC rating D
- Council Tax band

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.