



**NASH  
& CO**

**High Street**  
Weston | Bath





### Summary

Situated in the heart of the village of Weston, near to the high street shops and other amenities. Regular bus services, schools, public houses, and the RUH Royal United Hospital complex is also within a half-mile walk. A huge amount of detail and existing period features creating a spacious, welcoming family home. Features include timber flooring, exposed beams and sash windows. The property is entered opens into a spacious sitting room with attractive fireplace with log burner. The kitchen has a range of hand-painted base and wall shaker style units with integrated appliances. There is a spacious dining room which could be used as fourth bedroom, if needed, with adjacent shower room and utility area. On the first floor are three excellent sized bedrooms, stylish family bathroom to hand too. Steps lead from the sitting room down to the spacious Cellar, ideal for storage. To the front of the property is an enclosed, gated landscaped, southerly-facing garden, with steps leading to the pathway.

### Location

The high street in Weston Village, Bath hosts a variety of shops and amenities, including café, express supermarket, newsagents, bakery, 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.





- Mid-terrace period cottage
- Popular Weston Village location
- Three bedrooms
- Retaining many original features
- Elevated position

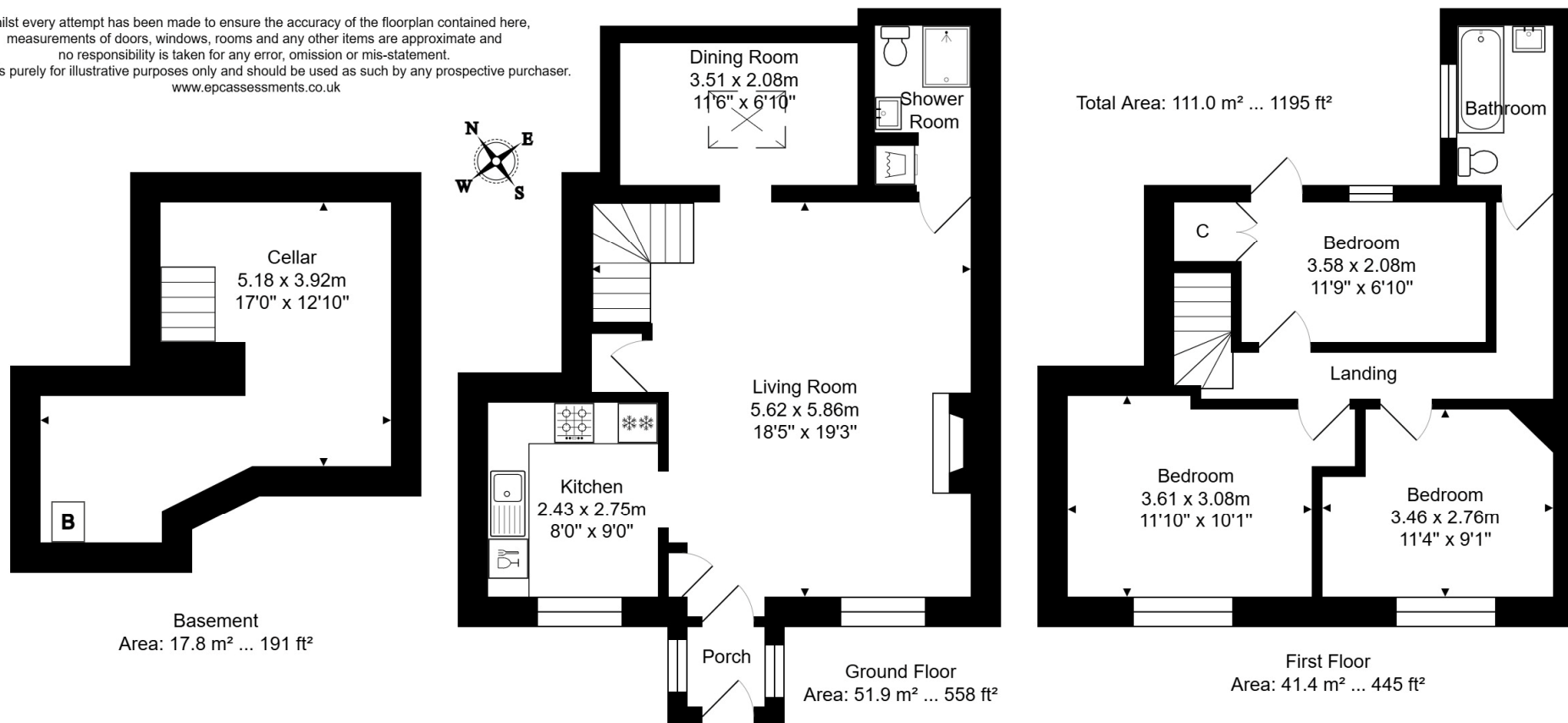
- Sitting room with log burner
- Downstairs shower room
- Dining room & cellar
- Family bathroom
- Charming southerly facing front garden

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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.  
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### Additional Property Information

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

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.

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