



**NASH
& CO**

NAPIER ROAD
Upper Weston | Bath



Summary

An elevated detached family home with open stunning views to the front and rear over open countryside to the rear. In the upper Weston area of Bath. This property benefits from excellent views towards Cotswold Way and Bath city centre. There is driveway parking for three/four cars and a single garage. This lovely home would benefit from some modernisation allowing someone to put their own stamp on it. Front canopied entrance porch; spacious living room, doors to the dining room with beautiful views over open farmland to rear. Kitchen, utility, downstairs cloakroom. On the first floor are 4 generous bedrooms with a family shower room. The property sits on a large triangle shaped corner plot with various mature fruit trees, also with the benefit of outstanding views to the rear over open countryside. Integral garage and driveway parking for several vehicles. No onward chain.

Location

Napier Road is just north of Weston Village in the 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 close by on Napier Road itself. Lansdown Golf Club and Bath Racecourse are also a short drive via Lansdown Lane.



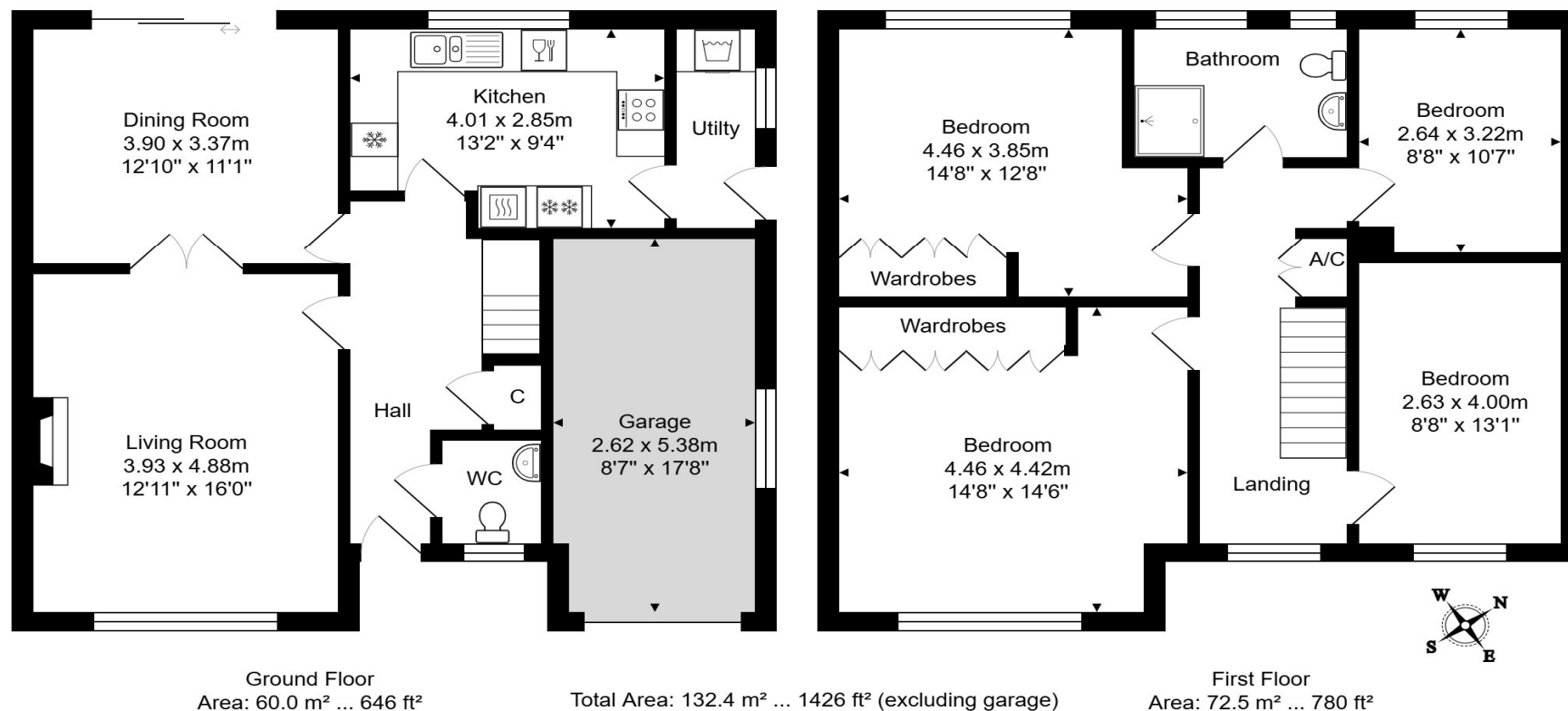
- Elevated stunning location
- Sitting & dining room
- Kitchen & downstairs cloakroom
- Four bedrooms

- Overlooking open countryside to the rear
- Large corner plot garden with fruit trees
- No onward chain
- Driveway parking for 3-4 vehicles

nashandcobath.co.uk

enquiries@nashandcobath.co.uk

**NASH
& CO**



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.
www.epcassessments.co.uk

Additional Property Information

- Freehold
- EPC rating
- 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.