



Broadmoor Park, Bath
£425,000





22 Broadmoor Park

Bath, BA1 4JW

A Bay Windowed Semi-Detached Family Home Just off Lansdown Lane In The Popular Weston Village Area Of Bath. The property benefits From Gas Heating, Double Glazing With Great Access Links To Bristol, Royal United Hospital & The Motorway Network.

- Bay Fronted Semi-Detached Home
- Solar Panels With Battery Storage
- Good Access For Bristol & The Motorway
- Cul-De-Sac Location
- Three Bedrooms
- Close To Local Amenities
- Two Reception Rooms
- Gas Heating & Double Glazing
- Gardens Front & Rear



The Property

A bay-fronted semi-detached property tucked off Lansdown Lane in the popular Weston Village area of Bath. The property benefits from good sized garden to the rear with a garden room that would make an ideal work from home office.

Accommodation comprises - entrance hall, bay-fronted living room, separate dining room, kitchen, rear conservatory with storeroom and WC, Three bedrooms and bathroom. There is a low maintenance front garden with shared drive leading to the rear. Additional benefits include solar panels with a battery storage system, gas heating and double glazing.

The Situation

Broadmoor Park set in a tranquil position in the centre of Weston Village to the west of the World Heritage City of Bath. The property forms part of a small, quiet cul-de-sac and offers the best of both worlds, being on the doorstep of open countryside while providing easy access to local shops and amenities, the Royal United Hospital and Bath city centre is less than 2 miles away and is served by regular buses.

The property is also ideally placed for easy access to Bristol and the M4 without having to cross the city. There are many well regarded schools in the local area including Weston All Saints and St Mary's. Independent schools King Edwards and the Royal High are just 1 mile away.

Entrance Hall

Double glazed front door and side window, under stair cupboard, stairs to first floor, painted wooden floor.

Sitting Room

Double glazed bay window to the front, picture rail, painted wooden floor.

Dining Room

Double glazed window to the rear, picture rail.

Kitchen

Wood casement window and door overlooking the conservatory, free standing kitchen cabinets, single drainer sink unit with mixer tap, plumbing for dishwasher, space for cooker, painted wooden floor.

Conservatory

Dual aspect double glazed windows, door to outside.

Cloakroom

First Floor Landing

Double glazed window, access to loft space.

Bedroom One

Double glazed bay window to the front, picture rail, painted wooden floor.

Bedroom Two

Double glazed window to rear with views over Weston, picture rail, built-in cupboard.

Bedroom Three

Double glazed window with views over Weston.

Bathroom

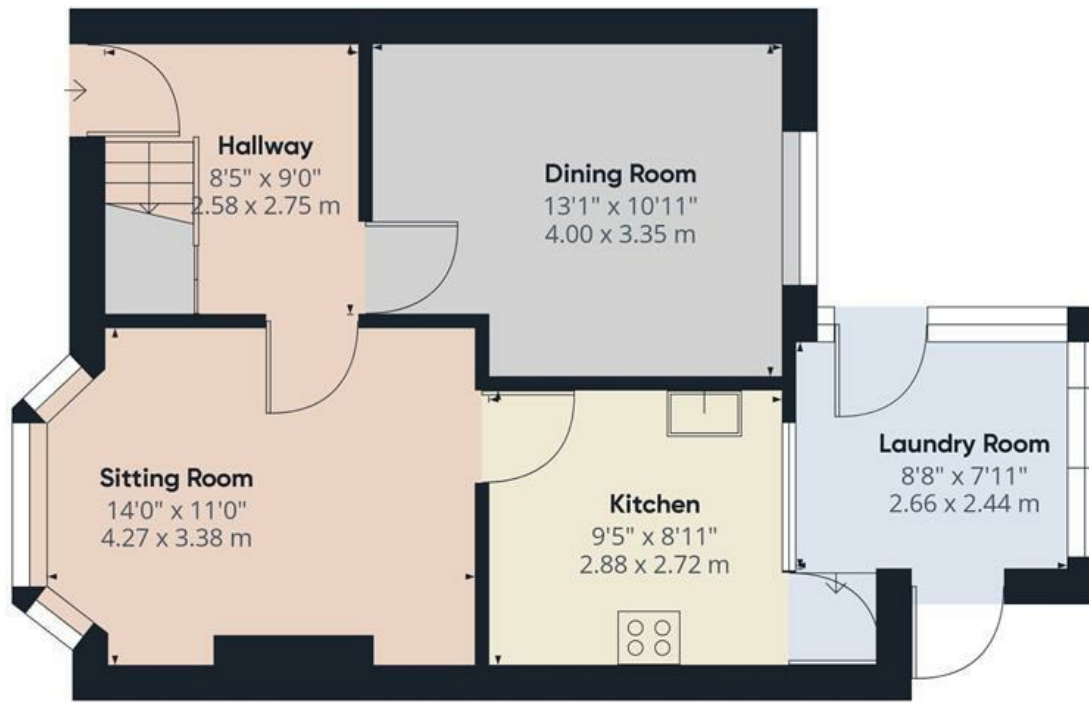
Double glazed window, panelled bath with tiled surround and rainfall shower head over, pedestal wash hand basin, low level WC, chrome ladder style radiator, laminate floor.

Outside

To the front is a small garden with various shrubs and plants and a shared driveway giving access to the rear. There is a good sized rear garden laid mainly to lawn with flower borders containing mature plants and shrubs, plus a shed and garden room/home office.







Floor 0

Approximate total area⁽¹⁾
 955.94 ft²
 88.81 m²



Floor 1

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at www.chasebuchanan.co.uk

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- * Free consultation meetings with no obligation
- * Access to exclusive mortgage products and deals
- * Truly independent advice with access to approximately 130 mortgage lenders
- * Face-to-face or telephone meetings at your convenience
- * They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- * Their dedicated team are by your side throughout the property-buying journey

The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

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Miscellaneous items

EPC: TBC

Council Tax: D

Utilities: All main services

Authority: Bath & North East Somerset

Tenure: Freehold

For more information or to book a viewing, please contact:

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