



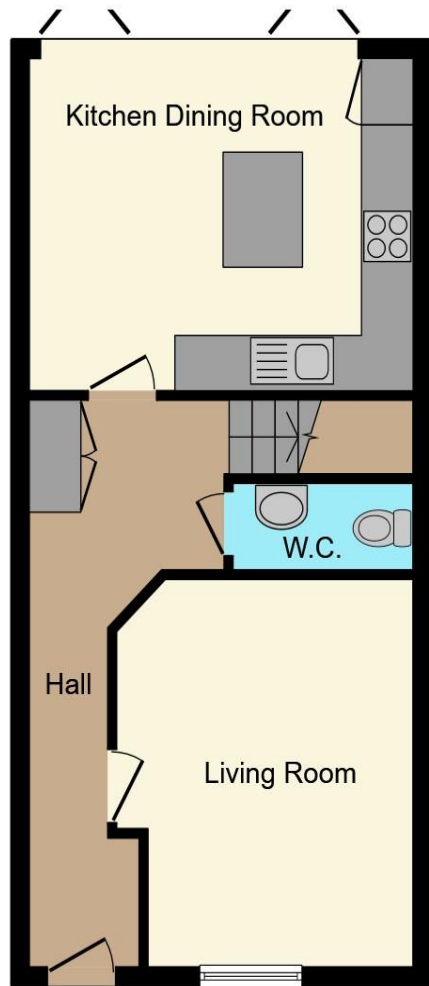
Manor Road, Bath, BA1 4AP

welcome to

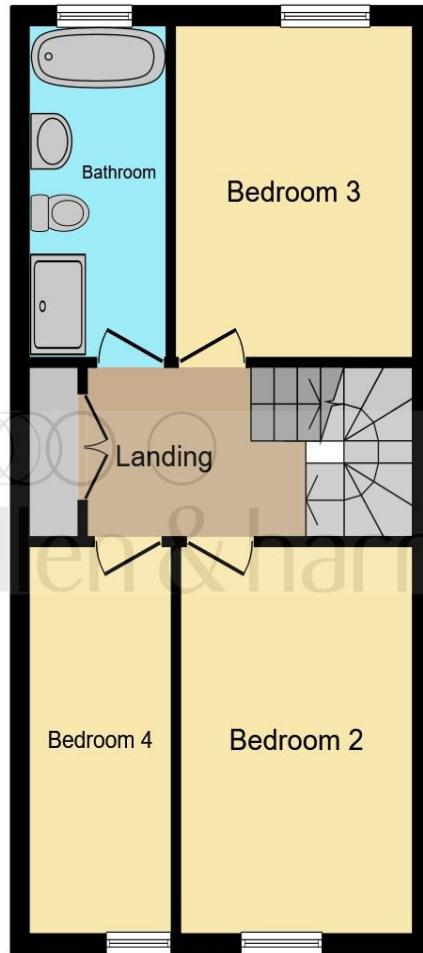
Manor Road, Bath

Set in a secluded leafy setting in one of Bath's prime outskirts regions, Weston Mews was designed with high quality living at its heart, with beautifully chosen Neptune Kitchens and bespoke Bathrooms all finished to an exacting standard and blending seamlessly with modern efficient home design.





Ground Floor



First Floor



Second Floor

Entrance Hall

15' 11" to storage x 4' 1" Max (4.85m to storage x 1.24m Max)

Cloakroom

7' 2" x 3' (2.18m x 0.91m)

Sitting Room

13' 7" x 11' 2" Max (4.14m x 3.40m Max)

Kitchen Dining Room

14' 9" x 11' 8" (4.50m x 3.56m)

Landing

12' 7" x 6' 7" (3.84m x 2.01m)

Bedroom 2

13' 8" x 8' 10" (4.17m x 2.69m)

Bedroom 3

11' 8" x 8' 11" (3.56m x 2.72m)

Bedroom 4

13' 10" x 5' 5" (4.22m x 1.65m)

Bathroom

11' 8" x 5' 2" Max (3.56m x 1.57m Max)

Second Floor Landing

Bedroom 1

14' 3" Max x 12' 7" Max (4.34m Max x 3.84m Max)

Ensuite

7' 5" Max x 5' 6" (2.26m Max x 1.68m)

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Manor Road, Bath

- Sash Timber windows by Bois Rois
- Natural Limestone flooring
- Stylish Neptune Kitchen
- 10 Year ICW Warrantee
- Private parking for 2 cars off street

Tenure: Freehold EPC Rating: B

guide price

£570,000

directions to this property:

From Weston Lane at the roundabout head onto High Street, passing the shops on the right. As the road sweeps to the right, Manor Road is seen on the left. Weston Mews is set at the end of this 'no through' road.



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/BAT109297



Property Ref:
BAT109297 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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