



**Weston Mews, Manor Road, Bath BA1 4AP**

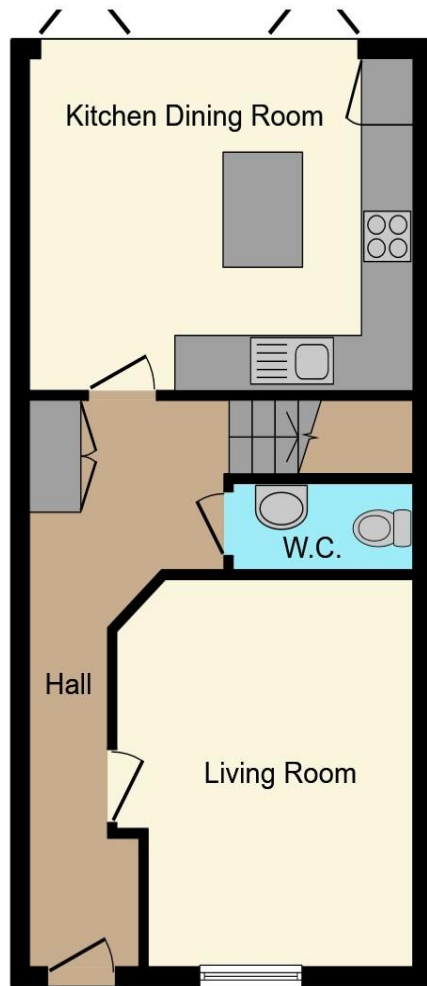


**welcome to**

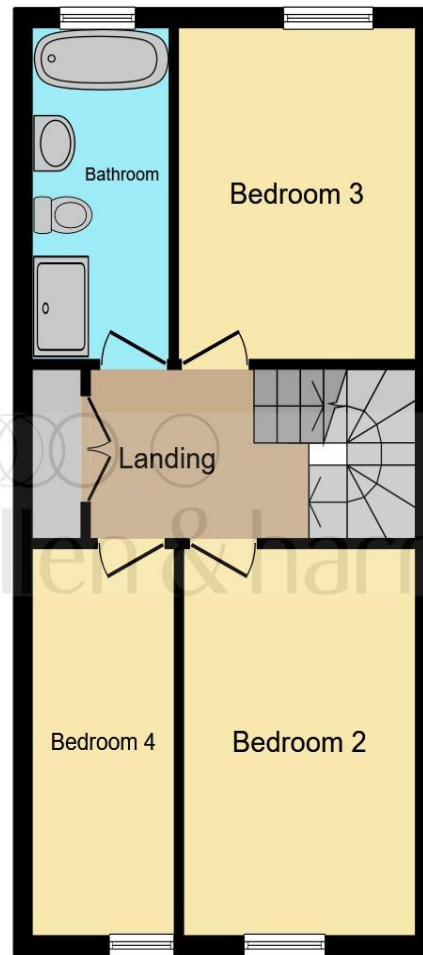
**Weston Mews, Manor Road, Bath**

Set in a secluded leafy setting in one of Bath's prime outskirting 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**

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

**Bedroom 2**

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

**Bedroom 3**

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

**Bedroom 4**

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

**Bathroom**

11' 8" Max x 5' 2" Max ( 3.56m Max 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" x 5' 6" ( 2.26m 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

## Weston Mews, 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

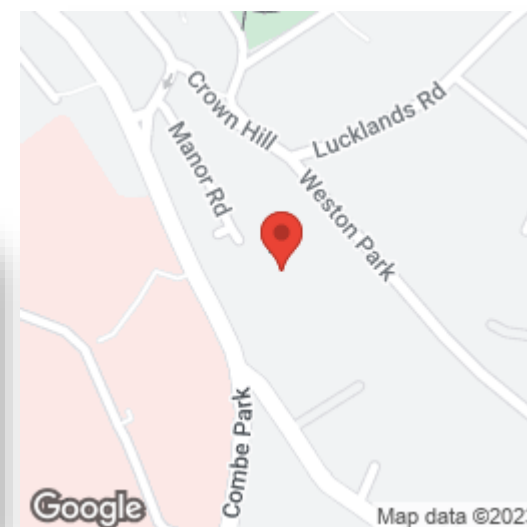
Tenure: Freehold EPC Rating: B

guide price

**£585,000**

### 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/BAT109298](https://www.allenandharris.co.uk/Property/BAT109298)



Property Ref:  
BAT109298 - 0003

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