



WentWorth
Estate Agents

3 Broadmoor Park, Bath, BA1 4JN

- Semi-Detached Family Home • Three Bedrooms • Family Bathroom • Bay Fronted Living Room • Dining Room • Modern Kitchen • Front & Rear Gardens • EPC Rating - D

Price guide £435,000

Location

Broadmoor Park is set in an elevated position on the upper slopes of Weston in the World Heritage City of Bath. The property is within walking distance of open countryside while also providing easy access to local shops and amenities in Weston Village. The property is a stones throw away from Weston All Saints Primary School, whilst Kingswood School and the Royal High are a short car journey away. The property is convenient for bus routes into Bath city centre, as well as offering great access out to the M4 Motorway at junction 18.

Internal Description

A spacious hallway greets you initially with stairs up to the first floor. The bay fronted living room to the front allows plenty of light to flood in with lovely views thanks to the elevated position. A feature gas fire provides character and a cozy feel. To rear is the dining room flowing through to the kitchen. There is ample room for a dining table here, with patio doors onto the garden. The kitchen itself has underfloor heating and an abundance of storage with both wall and base units. Integrated double 'Smeg' ovens sit next to an AEG induction hob with extractor over as well as a Smeg' dishwasher. There is space for a fridge freezer and plumbing for a washing machine and dryer. A useful cloakroom can be found just off the kitchen with access out to the garden.

To the first floor you will find three good sized bedroom and a family bathroom. The master, to the front affords far reaching views over open countryside whilst also benefiting from floor to ceiling built in wardrobes. Bedrooms two and three both over look the garden and again both have useful built in wardrobes. Completing the accommodation is the family bathroom. Comprising of a white suite with a panelled shower over bath, WC, pedestal sink and towel rails.

External Description

The front door can be reached via stone steps, A wooden gate provides side access. To the rear is a good sized raised decked area with a large wooden shed providing plenty of storage. At the far end of the garden is a wonderful seating area to take full advantage of the summer weather.

Agents Note

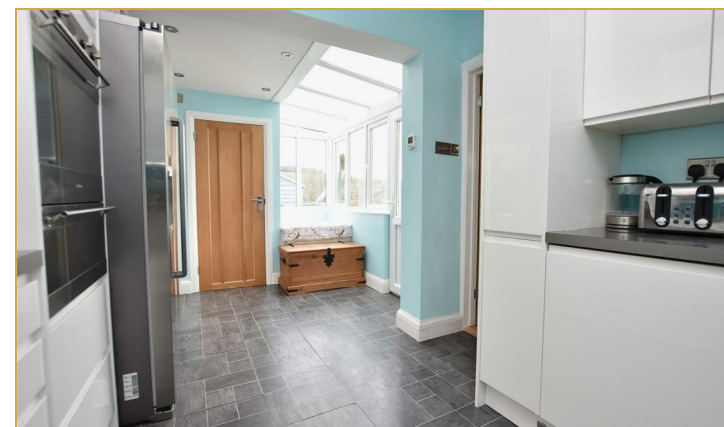
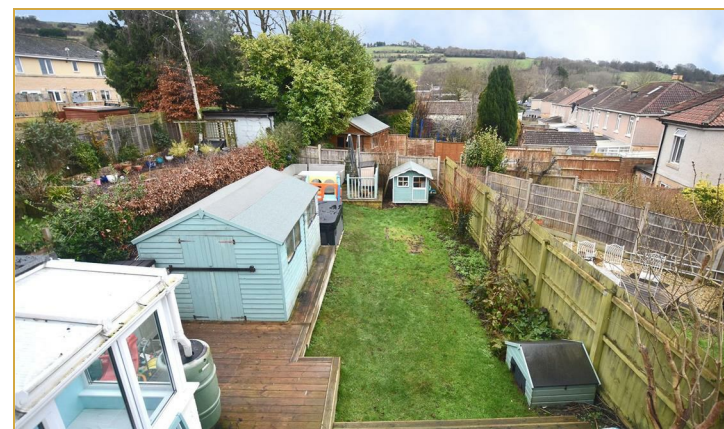
The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

Additional Information

Tenure - Freehold

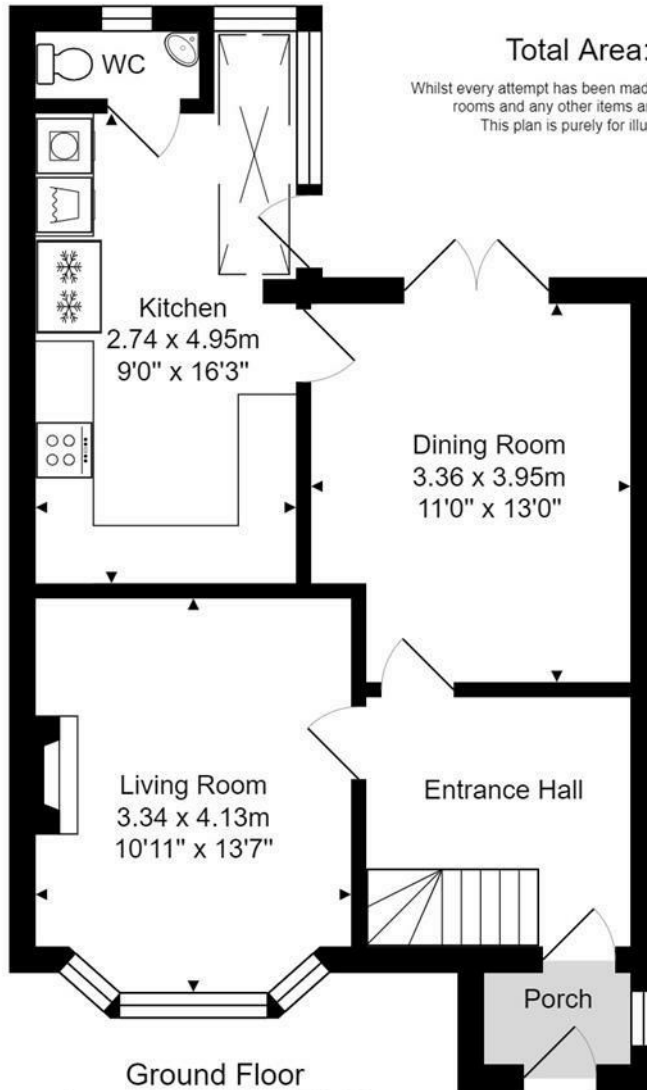
Council Tax Band - D

NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence .

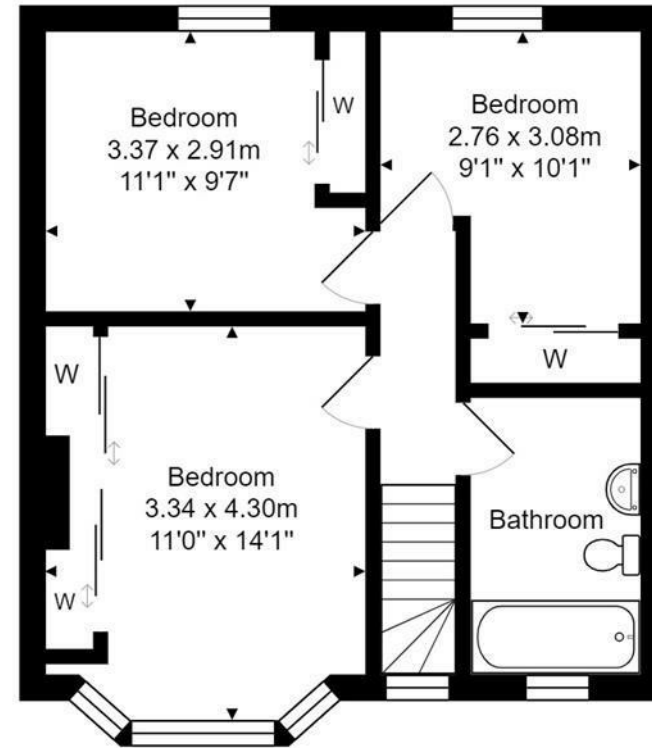


Total Area: 94.5 m² ... 1017 ft² (excluding porch)

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. Area includes internal and external wall thickness
www.epcassessments.co.uk



Ground Floor
Area: 51.1 m² ... 550 ft²



First Floor
Area: 43.3 m² ... 466 ft²



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Wentworth Estate Agents
25 Monmouth Street, Bath, BA1 2AP
01225 904904
bath@wentworthea.com
www.wentworthea.com

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Wentworth Estate Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Wentworth Estate Agents nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3.Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

