



WentWorth  
Estate Agents

## 4 Broadmoor Park, Bath, BA1 4JN

- Semi Detached Family Home • Three Double Bedrooms • Master Bedroom with Southerly Views • Family Bathroom • Bay Fronted Living Room • Open Plan Kitchen Dining • Wrap Around Garden • Potential to Extend STPP • EPC Rating - D

**Offers in excess of £400,000**

### 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 generous hallway greets you as you head through the front door, perfect for busy family life. A staircase to the right takes you up to the first floor accommodation. The living room is to the front and benefits from a large bay window allowing plenty of light to flood in and take advantage of far reaching rural views. The dining room opens up into a kitchen with plenty of space for a good sized dining table. Sliding doors lead out on to the garden. The kitchen area itself has an abundance of storage with both wall and base units. Integrated appliances include a fridge and freezer, dishwasher, four ring gas hob with extractor over and oven. There is also plumbing for a washing machine and an inset sink unit over looking the garden. A useful cloakroom can be found just off the kitchen with a further door out to the rear.

To the first floor are three double bedrooms and a family bathroom. The master, to the front, mirrors the living room below, with a lovely bay window to enjoy those southerly views. Bedrooms two and three are to the rear. Both double in size with the wall mounted boiler in bedroom three. Completing the accommodation is the well proportioned bathroom. Fully tiled, the modern suite comprises of a WC, pedestal sink, bath with shower over and a chrome towel rail.

### External Description

There are stone steps up to the property leading to the front door. A small lawn is bound by mature hedging with rear access to the wrap around garden. Predominantly laid to lawn and slightly elevated, you can take advantage of far reaching views across the valley.

### Agents Note

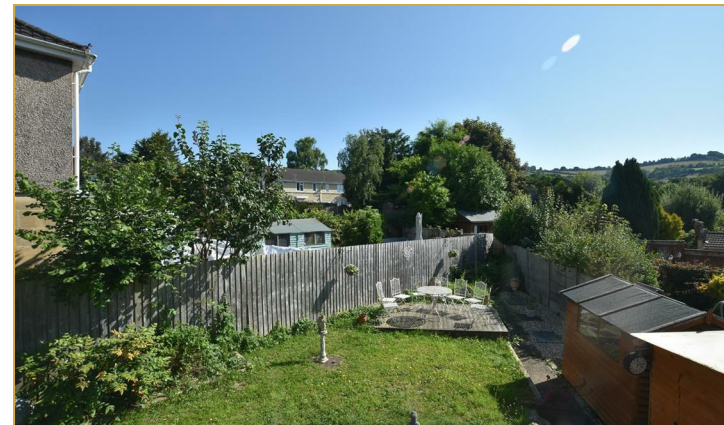
The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate 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.

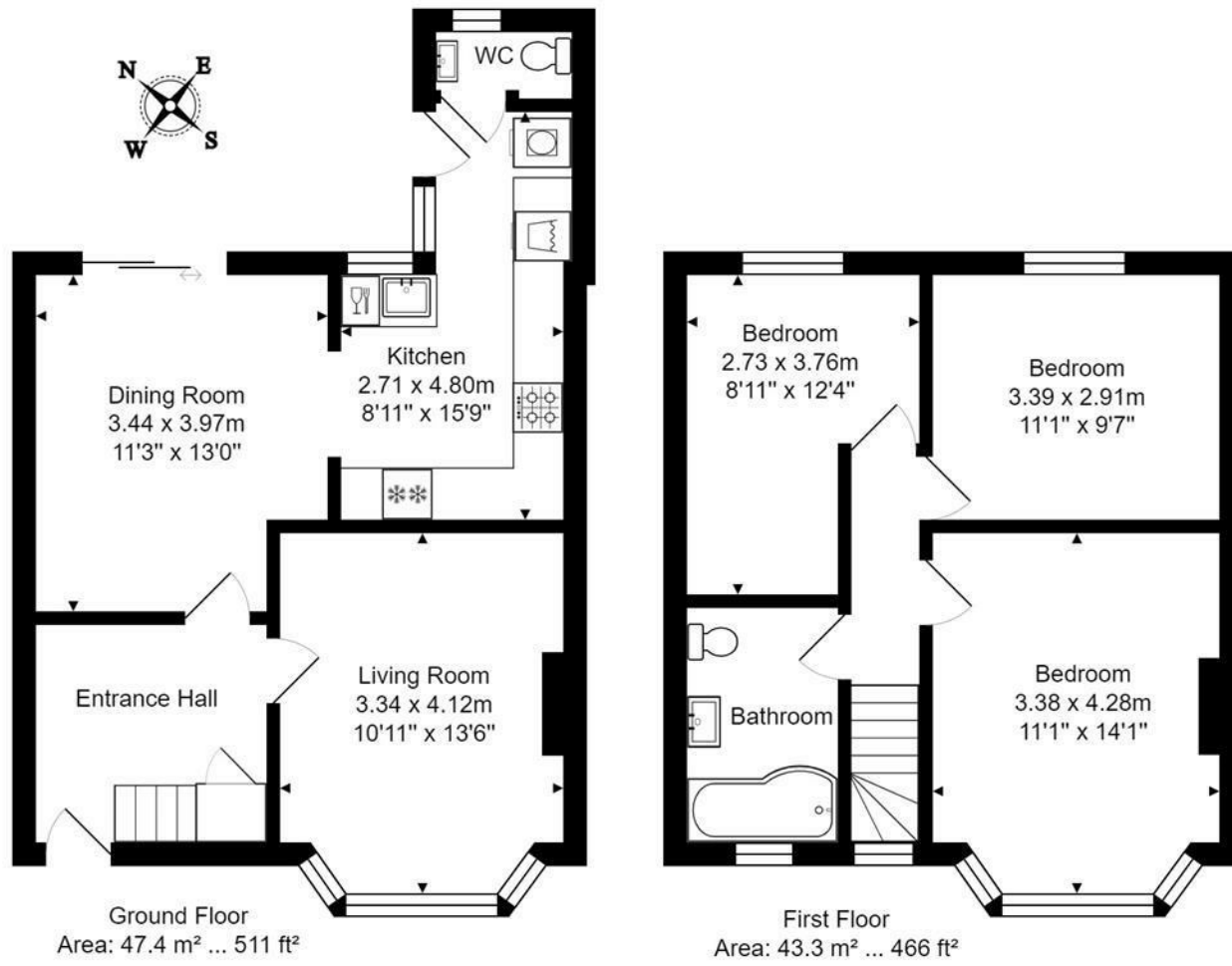
### Additional Information

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: 90.7 m<sup>2</sup> ... 976 ft<sup>2</sup>

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		62	77
England & Wales		EU Directive 2002/91/EC	



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