



WentWorth
Estate Agents



1 The Orchard, Westfield Park South, Bath, BA1 3HT

• Detached Family Home • Two Reception Rooms & A Conservatory • Kitchen & Utility Room • Four Bedrooms • Family Bathroom & En-Suite Shower Room • Level Mature Gardens • Driveway Parking & Double Garage • EPC Rating - D

Price guide £700,000

Location

Westfield Park South is situated just a level walk west of Bath City centre. This location benefits from a host of local amenities within easy walking distance including the well regarded Chelsea Road, both the popular Boathouse public house and Locksbrook Inn, a range of country walks, a doctor's surgery and chemist on Newbridge Hill. The Royal United Hospital is also within striking distance alongside a selection of excellent primary and secondary schools, all accessible on foot or by bus, with a local Park & Ride facility situated on Newbridge Road. There is good access for those needing to commute to Bristol on the A4 and those needing the M4 motorway at junction 18.

Internal Description

Entering this well-presented and spacious detached family home you are greeted with a warm and welcoming entrance hallway, which leads you through to the superb living room. Filled with natural light this is a wonderful space to relax or entertain. There are patio doors opening up into the rear garden, perfect for summer evenings. The dining room is again a light and bright room and has patio doors to the rear. The well-appointed kitchen benefits from plenty of workspace and storage and leads into a useful utility room and separate cloakroom. A spacious conservatory is a wonderful addition, offering flexible family living space.

To the first floor you will find a generous master bedroom, with en-suite shower room, three further well proportioned bedrooms as well as a family bathroom. The bedrooms to the rear overlook the mature garden.

External Description

This well located family home benefits from driveway parking and double garage to the front, whilst to the rear there is a wonderful garden with mature trees and shrubs. Mainly laid to lawn and offering a sunny patio, this garden is ideal for the keen gardener and boasts a well-stocked pond. There is side access and space for additional storage, if required. The rear garden is perfect for growing families and entertaining family and friends.

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 - F

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

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Approximate Gross Internal Area = 167.4 sq m / 1801 sq ft

Garage = 34.8 sq m / 374 sq ft

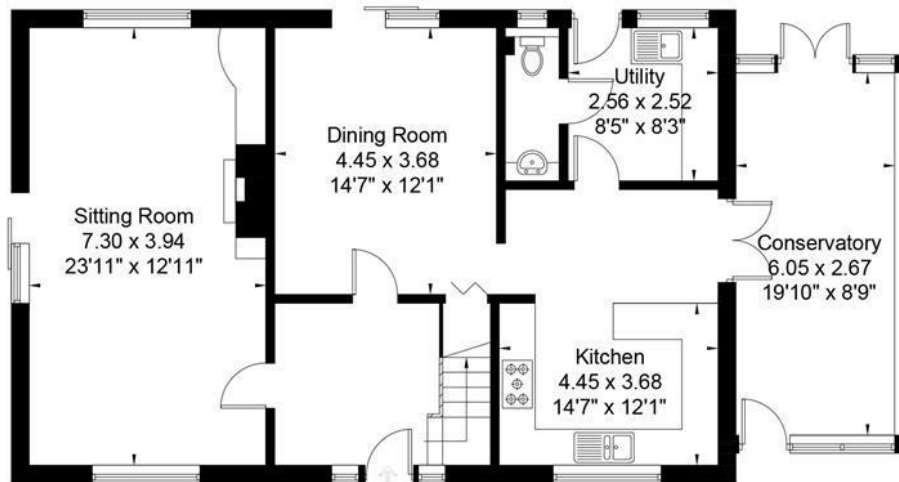
Total = 202.2 sq m / 2175 sq ft



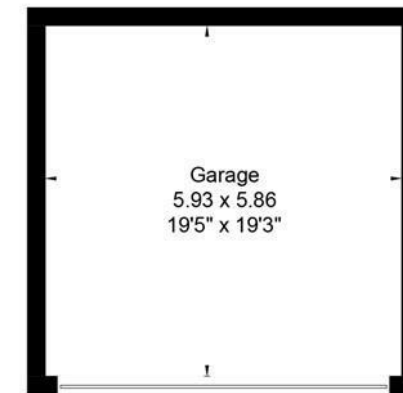
= Reduced headroom below 1.5m / 5'0"



First Floor



Ground Floor



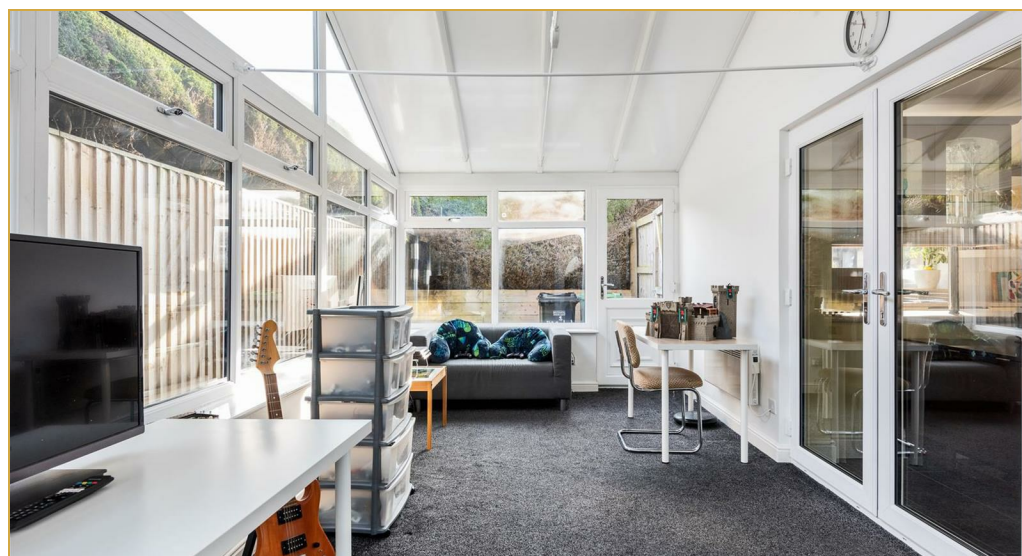
(Not Shown In Actual Location / Orientation)

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		
England & Wales	EU Directive 2002/91/EC	

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These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2025





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