



FOR SALE
WentWorth
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WentWorth
Estate Agents



20 Manor Park, Bath, BA1 3RJ

- Four Bedroom Semi-Detached Family Home • Spacious & Well-Presented Throughout • Two Reception Rooms • Kitchen Breakfast Room • Cloakroom • Family Bathroom • Front & Rear Gardens • Ample Driveway Parking • Popular Residential Area • EPC - D

Offers in excess of £650,000

Location

Manor Park is located in the highly popular residential area of Weston Newbridge, on the outskirts of the City. This great location benefits from a host of local amenities in the trendy area of Chelsea Road which is within easy walking distance. Further benefits include a doctor's surgery and chemist on Newbridge Hill, with the Royal United Hospital also within striking distance. There are a host of excellent primary and secondary school 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 the property , there is a glazed entrance porch which leads into the spacious and welcoming hallway. The living room is situated to the right and offers plenty of space for relaxing and has natural light by way of the window to the front and patio doors to the rear.

The dining room is to be found on the lefthand side of the hallway and is ideal for entertaining. The kitchen overlooks the rear garden and is fitted with cream wall and base units which are complemented by the worktops and flooring. There is a side door which leads out into the garden. Also on the ground floor is a guest cloakroom. To the first floor there is a galleried landing with a large linen cupboard, three double bedrooms, the master benefitting from built in wardrobes, and a single bedroom. The family bathroom comprises of a bath with mixer taps and shower attachment, wash hand basin, shower cubicle and w/c.

External Description

The property has a large driveway to the front, with space for four cars, fruit and vegetable beds flanked by a mature beech hedge and stone walling. There is an access gate which leads into a side garden, perfect for bin storage and sheds. To the rear is a pretty, enclosed garden with mature fruit trees and roses, a sunny patio and lawn.

Agents Note

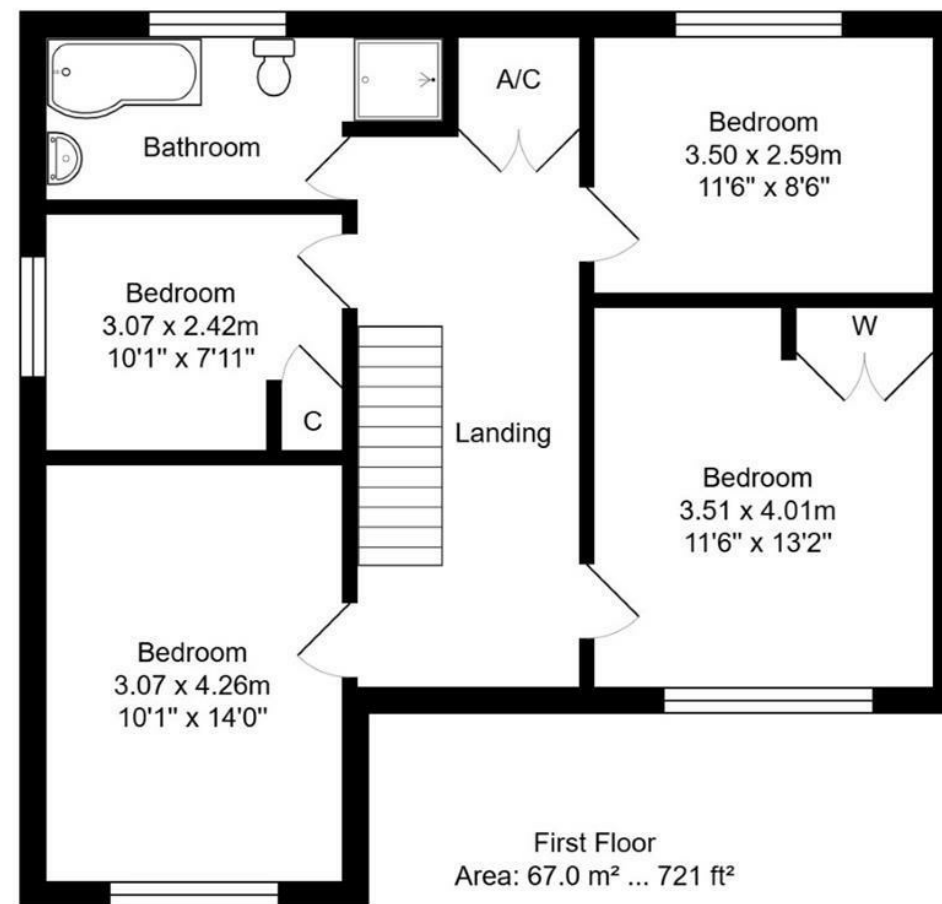
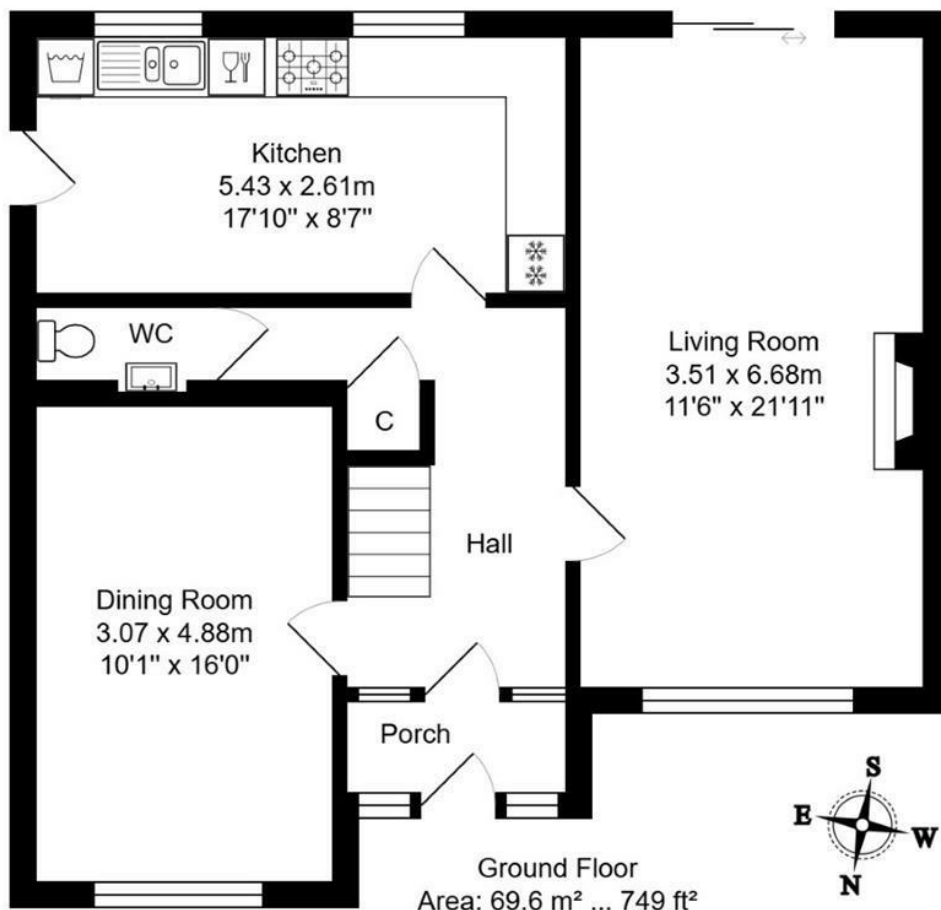
The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate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

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: 136.6 m² ... 1470 ft²

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.

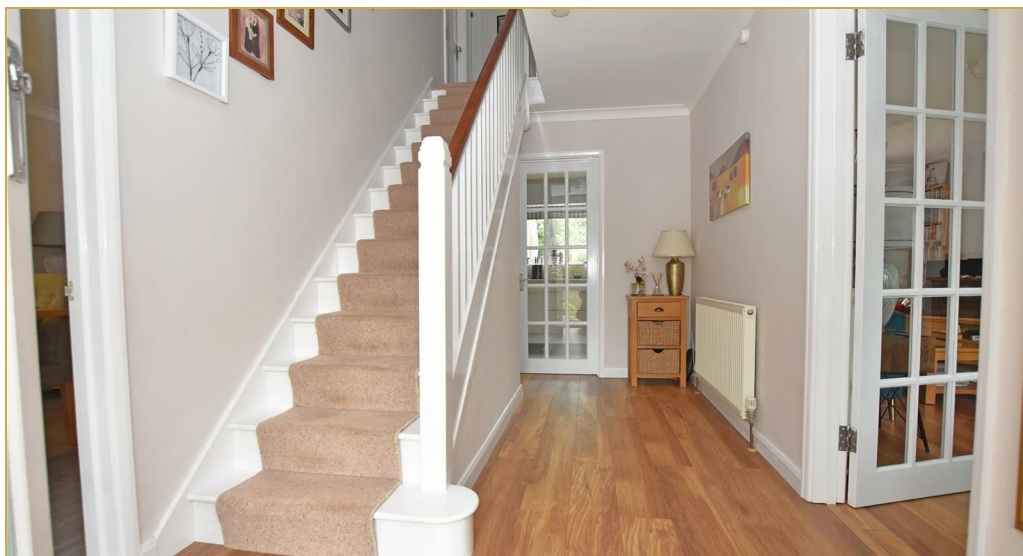
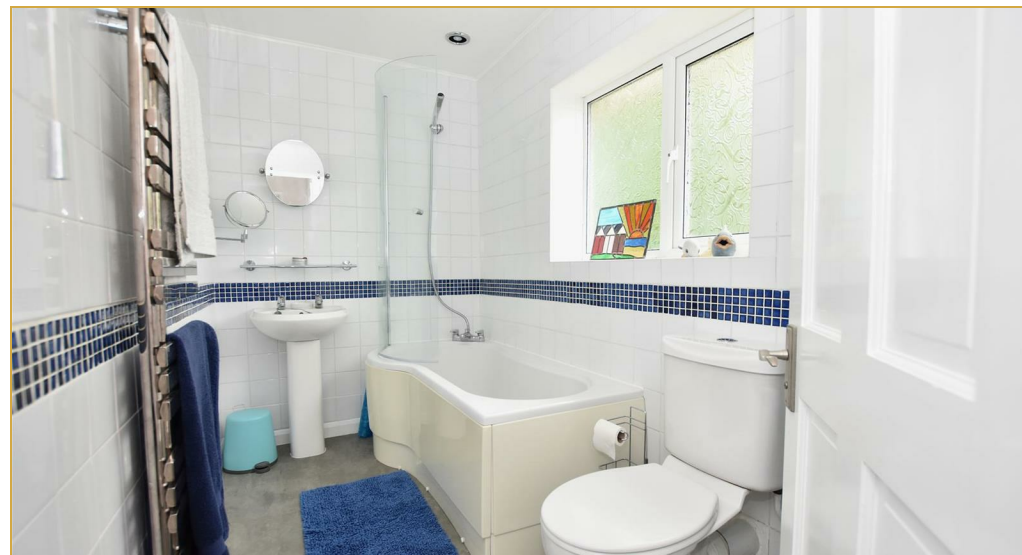
This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.

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		
	60	77
England & Wales		
EU Directive 2002/91/EC		





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