

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**Westbrook, Lansdown Lane, Bath BA1 4NB**  
 Approx. Gross Internal Area  
 Main House = 1,205 sq ft - 112 sq m  
 Garage = 172 sq ft - 16 sq m  
 Total Area = 1,377 sq ft - 128 sq m



**VIEWING AND OFFER PROCEDURE:** If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

**MONEY LAUNDERING REGULATIONS** - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

**DISCLAIMER::** All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only - they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

**ZEST ESTATE AGENTS**

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## LANSDOWN LANE, BATH BA1 4NB GUIDE PRICE £575,000

### 3 BEDROOM HOUSE - DETACHED

- A lovely detached family home offered with no onward chain
- Three bedrooms and large walk in shower room
- Beautiful rear garden and stunning city and countryside views
- Kitchen, utility room, lounge, dining room and w.c
- Garage and off road parking
- Freehold, EPC rating D, Council tax band E





## DESCRIPTION

A delightful detached three-bedroom family home in the sought-after Upper Weston area of Bath, offering off-street parking and a mature southwest-facing garden with stunning views across the Cotswold Way. In need of some modernisation, this charming property presents a wonderful opportunity to create a bespoke family residence in a prime location. The ground floor features a welcoming porch and a spacious hallway with solid wood flooring and a distinctive open mahogany staircase. A convenient downstairs WC is located near the front of the house, alongside a well-equipped kitchen. A separate utility room offers practical access to both the garage and rear garden. The dining room opens onto a generous south-facing patio, while the dual-aspect living room includes a stone-built hearth and French doors that frame panoramic countryside views and lead to the rear garden. Upstairs, there are three double bedrooms, all with built-in wardrobes,

as well as a shower room and additional storage cupboards off the landing. The mature west-facing rear garden is a standout feature, with established shrub borders and a lawn, perfect for enjoying sunsets. A sheltered, sunny side patio provides a private spot to relax, and there is further garden space at the front of the property. Additional benefits include a single garage with power and lighting, as well as a driveway providing off-street parking. No onward chain.

## LOCATION

Weston village offers a great selection of shopping outlets which include a Tesco, Parsons Bakery, post office and 3 independent cafes. Bath's main hospital, the RUH, is located in Weston along with an additional village doctors surgery. There are a good selection of primary and secondary schools all easily accessible, with most notably the Weston All Saints Primary School which is rated outstanding.

