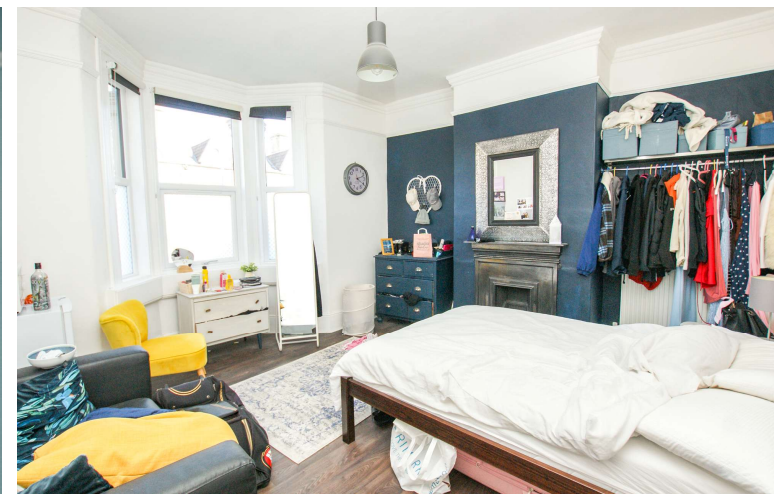




**NASH
& CO**

Windsor Villas
Lower Weston | Bath



Summary

Offered for sale with no onward chain. This beautifully extended four-bedroom family home offers an exceptional amount of versatile living space, complemented by a detached self-contained garden annexe and private rear parking for up to five vehicles. The accommodation begins with a welcoming entrance hall leading to a comfortable sitting room and an additional reception room, providing flexible living and entertaining spaces. At the heart of the home is a beautifully fitted kitchen, which opens into a stunning light-filled dining/garden room featuring a vaulted ceiling and overlooking the landscaped rear garden. The first floor offers three well-proportioned bedrooms, served by a modern family bathroom and a separate shower room. The impressive attic conversion provides a spacious principal bedroom complete with its own en-suite shower room. Outside, the landscaped south-facing rear garden is designed for both relaxation and entertaining, featuring an attractive olive tree and gated pedestrian access to the private parking area at the rear. Please note that the neighbouring property benefits from a right of access across part of the rear, running alongside the courtyard patio area. A particular highlight is the detached self-contained studio annexe, complete with a kitchenette and shower room. This highly versatile space is ideal as a home office, guest accommodation, consulting room, creative studio, gym, or for multi-generational living, subject to any necessary consents.

Location

Upper Bristol Road is in the popular Lower Weston area of Bath. This property is conveniently positioned for access to local shops and amenities on nearby Chelsea Road, which include Spar shop, bakery, convenience store, several cafes, hairdressers and hardware shop. Tesco Express, Marks & Spencer and Lidl are all close by. The Royal United Hospital and beautiful Royal Victoria Park are also within a short walking distance. The River Avon foot/cycle path provides a pleasant route to the nearby countryside and the Locksbrook Inn gastropub, or into the city centre. Oldfield Park train station is within easy walking distance. A regular bus service runs to and from the city centre with stops on Upper Bristol Road.



- Beautifully extended four-bedroom period family home
- Detached self-contained annexe with kitchenette and shower room
- Superb open-plan kitchen and vaulted dining/garden room
- Two additional reception rooms offering flexible living space
- Principal bedroom with en-suite in an impressive attic conversion

- Landscaped south-facing garden with attractive olive tree
- Ideal annexe for guests, home office or multi-generational living
- Walking distance to Chelsea Road, Royal Victoria Park and RUH
- Easy access to Bath city centre, Oldfield Park station and the River Avon
- Private rear parking for up to five vehicles



Additional Property Information

- Freehold tenure
- EPC rating D
- Council Tax band D

17 Chelsea Road, Bath, BA1 3DU

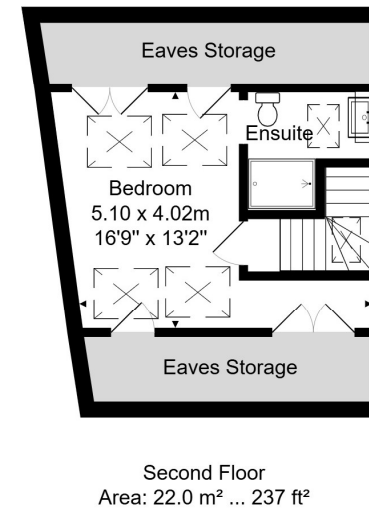
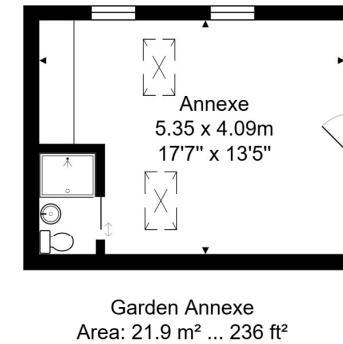
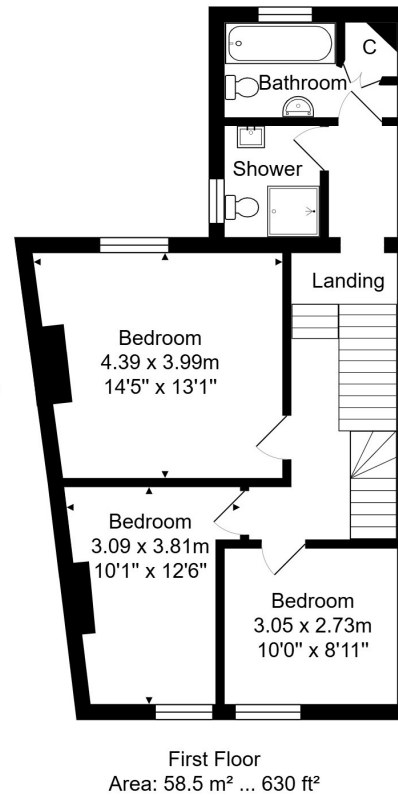
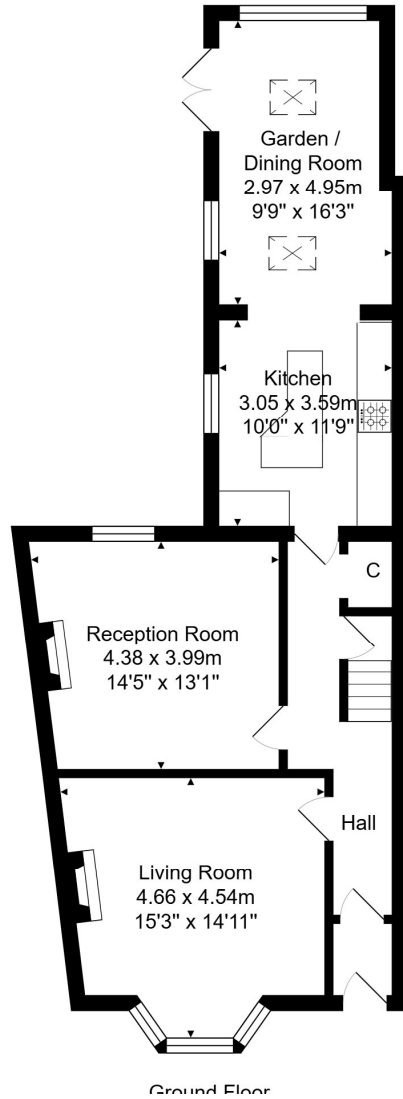
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.
www.epcasassments.co.uk

Total Area: 177.1 m² ... 1906 ft² (excluding eaves storage)



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Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only.