

NASH & CO

Broadmoor Lane

Upper Weston | Bath



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102 Broadmoor Lane, Upper Weston, Bath, BA1 4LB
Guide price £679,000







Summary

A four-bedroom detached bungalow, situated along a quiet, established residential lane in an elevated position, occupying a generous sloping plot of just under one third of an acre and offering fabulous potential for modernisation and improvement. The property enjoys outstanding views to the front and provides an excellent opportunity to create a stunning family home. The accommodation currently comprises two reception rooms, a kitchen, three bedrooms on the ground floor and a further bedroom within the attic space, together with an en-suite shower room and useful under-eaves storage. There is considerable scope to reconfigure the existing accommodation to create a more contemporary family home, subject to the necessary planning permissions, or alternatively to create a bespoke detached bungalow. The generous plot offers plenty of space for gardening and outdoor enjoyment. At the bottom of the plot there is driveway parking, a single detached garage and a car port. Steps lead up to the side and front of the property, where there is a patio area enjoying panoramic views. The gardens include a number of mature trees and are predominantly laid to lawn.

Location

Situated in the popular Upper Weston area of the World Heritage City of Bath, the property is conveniently located for the range of local shops and amenities on Weston High Street. These include cafés, an express supermarket, newsagent, bakery, pharmacy, Italian deli and public house. There are regular bus services providing access to Bath city centre, while the Royal United Hospital is also conveniently located nearby at Combe Park. Local schools include Weston All Saints Church of England Primary School, St Mary's Catholic Primary School and Oldfield School. The Royal High School and Kingswood School are also within a short drive. The beautiful surrounding countryside can be enjoyed via the Cotswold Way, which is accessible from Broadmoor Lane. There is also convenient access to the A4 towards Bristol and the M4 motorway at Junction 18.







- Four-bedroom detached bungalow in popular Upper Weston
- No onward chain
- Generous plot extending to just under one third of an acre
- Elevated position enjoying outstanding panoramic views
- Fabulous potential for modernisation and improvement
- Three ground floor bedrooms plus a fourth bedroom with en-suite in the attic
- Two reception rooms and separate kitchen
- Large gardens with mature trees, predominantly laid to lawn
- Driveway parking, detached single garage and car port
- Proximity to the Royal United Hospital and Bath city centre

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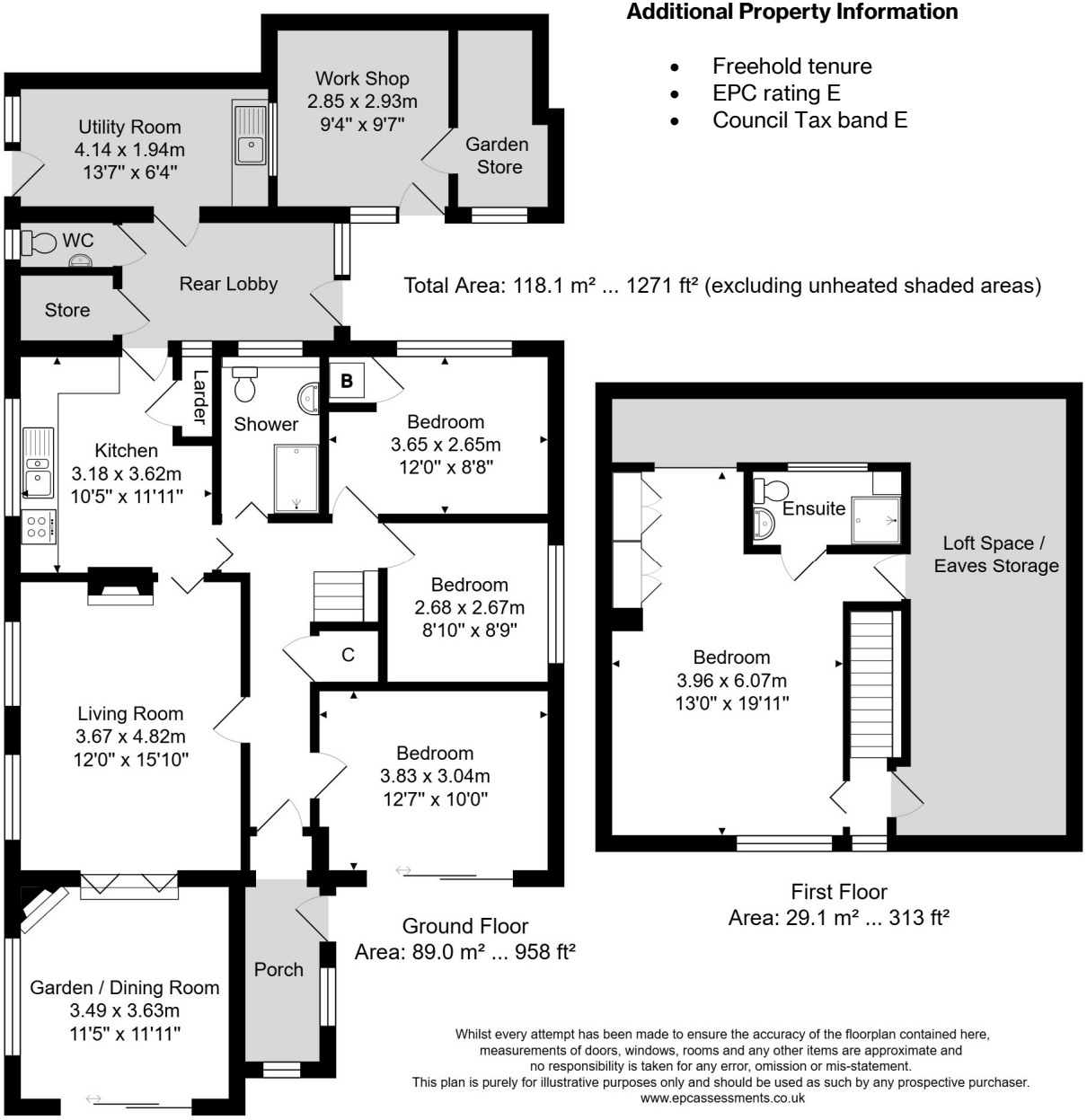
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Additional Property Information

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



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.epcassessments.co.uk

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