



Broadmoor Lane
Upper Weston | Bath

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& CO**



Summary

A stunning semi-detached family home with south-westerly aspect and wonderful open views towards Cotswold Way and Kelston Roundhill in an enviable location. The property occupies a spacious corner plot with gardens on three sides, two driveways and single garage. Accommodation comprises - entrance hall; sitting room with leafy outlook to the front; dining room, stylish modern kitchen with integrated appliances; good sized utility room lobby, shower room and downstairs fourth bedroom/playroom. On the first floor are three more bedrooms, bathroom and separate WC. The gardens are lawned with hedge and fence boundaries. Detached garage, patio area. There is a sun terrace to the front of the property, perfect for summer evenings with beautiful outlook, driveway parking for several vehicles.

Location

Located in the popular Upper Weston area of the World Heritage City of Bath. The property is situated close to a variety of local shops and amenities on Weston High Street, including - cafés, express supermarket, newsagent, bakery, pharmacy, Italian deli and public house. There is regular bus service to and from the city center running throughout the day. Royal United Hospital is close by on Combe Park. Local schools include Weston All Saints Primary School, St Mary's RC Primary School and Oldfield Secondary School. The Royal High and Kingswood schools are both a short drive away. The Cotswold Way provides access to the beautiful surrounding countryside and is accessible via Broadmoor Lane. There is easy access to both the A4 to Bristol and the M4 at junction 18.



- Detached family home
- No onward chain
- Four bedrooms
- Beautifully upgraded and presented
- Large well-kept corner plot

- Lovely open views to the front
- Utility room and downstairs shower room
- Garage and driveway parking
- The ground floor 4th bedroom has previously been rented out
- Accessible to Weston High Street shops



Additional Property Information

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

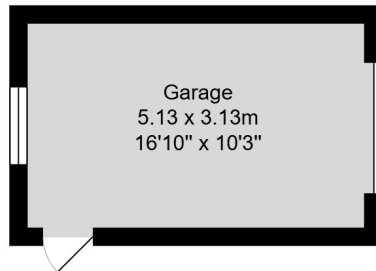
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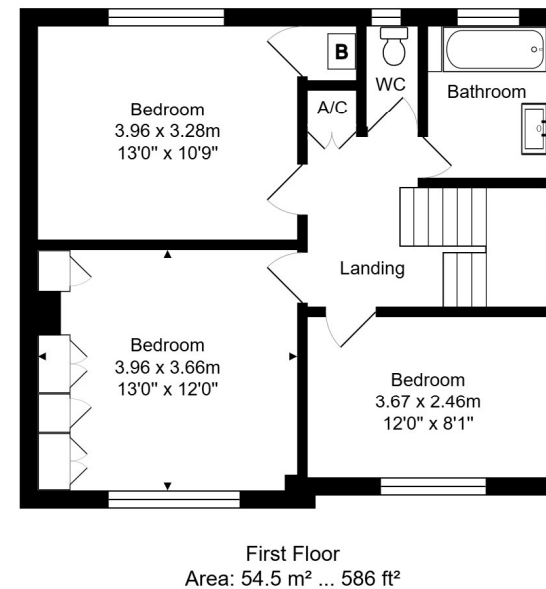
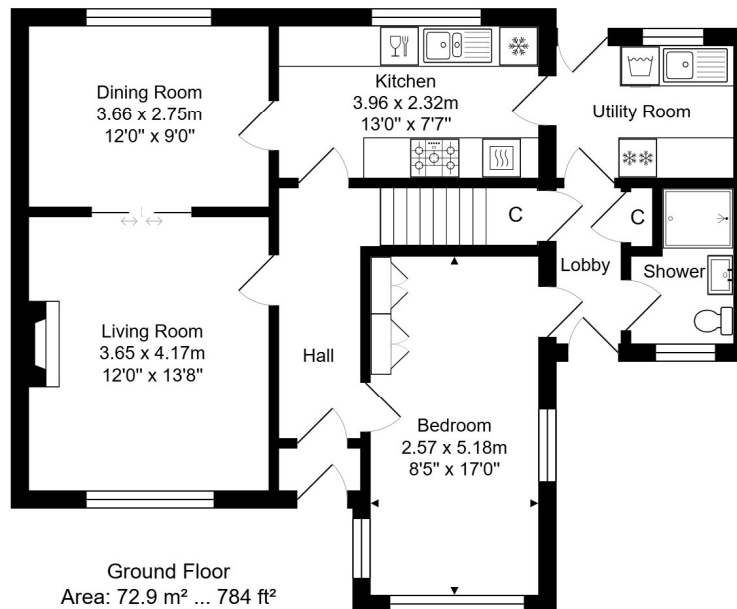
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Garage (not in exact location)
Area: 16.0 m² ... 173 ft²



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. www.epcasessments.co.uk

Total Area: 143.4 m² ... 1543 ft²



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