



**NASH
& CO**

Broadmoor Park
Upper Weston | Bath



Summary

Situated on an attractive cul de sac, corner plot location this beautifully presented three-bedroom 1930s semi-detached home boasts a truly exceptional rear garden, bordered by a picturesque stream and enhanced by an abundance of mature trees and shrubs. A wraparound Indian sandstone patio provides the perfect setting to enjoy the evening sun and is ideal for outdoor entertaining and al fresco dining. The property offers spacious and well-appointed accommodation throughout. The ground floor features a bright and airy open-plan sitting room with sliding patio doors opening directly onto the garden, creating a seamless connection between indoor and outdoor living. There is also a stylish fitted kitchen/dining room, utility room, downstairs WC, and a conservatory. To the first floor are three well-proportioned bedrooms and modern family bathroom. This superb family home occupies a highly desirable plot and enjoys beautifully landscaped gardens in a tranquil setting plus benefiting from a fantastic garden home office.

Location

Broadmoor Park is located on the upper slopes of Weston in the World Heritage City of Bath. The property is accessible to the shops and local amenities in Weston Village and Chelsea Road. Local schools include; Weston All Saints Primary School, St Mary's RC Primary School, Oldfield Academy, Kingswood School and the Royal High. For those that need to commute, the property has access to the A4 to Bristol and M4 Motorway at junction 18.



- 1930s semi detached
- 3 Bedrooms
- No onward chain
- Cul de sac location in Weston Village
- Presented in show home condition

- Stunning corner plot rear garden
- Open plan living downstairs
- Conservatory, utility, downstairs WC
- Easy access to Weston All Saints Primary School
- Close to Weston High Street shops and cafes



Additional Property Information

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

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Total Area: 103.6 m² ... 1115 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

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