



**NASH  
& CO**

**Napier Road**  
Upper Weston | Bath





### Summary

A beautifully presented, semi-detached property, in the popular Upper Weston area of Bath. This property benefits from excellent views towards Cotswold Way and Bath city centre. There is driveway parking for two cars and a single garage. This lovely home has been renovated to a high standard by the current owners. Accommodation comprises – front entrance porch; spacious living room with bioethanol fireplace and double doors to the dining area; open plan kitchen/diner with bespoke fitted kitchen and integrated appliances; on the first floor are three bedrooms and a stylish bathroom with freestanding bath and separate shower. From the kitchen there are steps down to the large rear patio with pergola and plenty of space for seating. From here the south-west facing rear garden is lawned and slopes down to the rear boundary. There is a useful passageway from the front driveway to the rear garden which provides covered access to both the house and garage.

### Location

Napier Road is just north of Weston Village in the Upper Weston area of Bath. The local shops and amenities of Weston High Street are easily accessible and include - express supermarket, café, convenience shop with Post Office, bakery, Italian deli and public house. Local schools include Weston All Saints Primary, St. Mary's Catholic Primary and Oldfield Secondary School. The Royal United Hospital is also nearby. The property has easy access to the M4 at Junction 18, as well as the A4 towards Bristol. There is ease of access to the surrounding countryside with walks to the majestic Kelston Roundhill and Beckford's Tower. A regular bus service runs to and from the city centre with stops close by on Napier Road itself. Lansdown Golf Club and Bath Racecourse are also a short drive via Lansdown Lane.





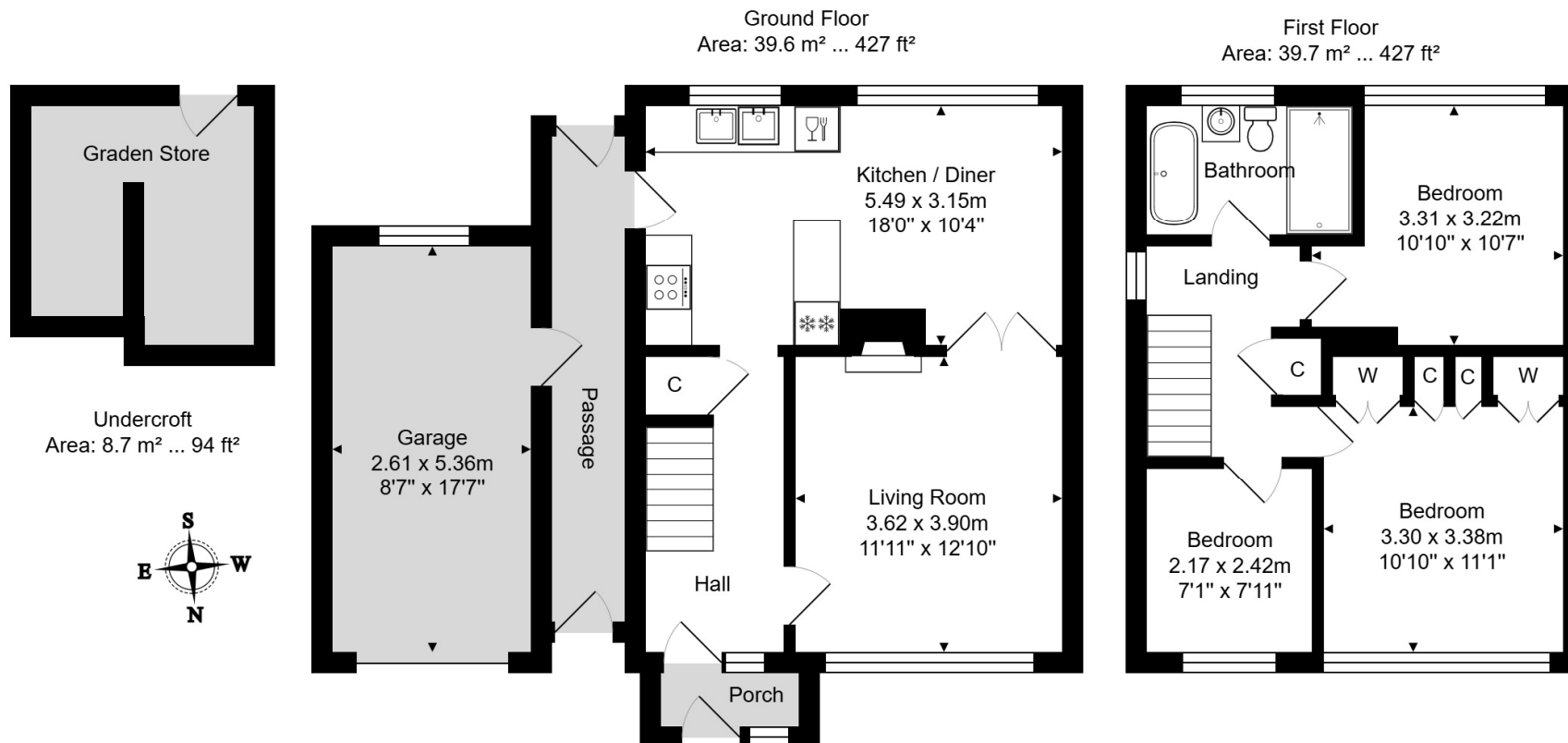
- Semi-detached 1960s property
- Driveway parking and garage
- Recently renovated
- Three bedrooms
- Living room with bioethanol fireplace

- Beautiful open plan kitchen/dining room
- Stylish bathroom with freestanding bath and separate shower
- Large, sunny, rear patio enjoying views over Bath
- Accessible to Weston High Street amenities
- Bus service to and from Bath city centre

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Total Area: 79.3 m<sup>2</sup> ... 854 ft<sup>2</sup> (excluding porch, passage, garage, graden store)

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](http://www.epcassessments.co.uk)

### Additional Property Information

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

Nash & Co is a trading name of Nash & Co (Bath) Ltd, a company registered in England & Wales under registration number 09405604 with its registered office at 39 Oolite Road, Bath, BA2 2UU.

**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.