



**Executive Four Bedroom Detached House. Sought After Location. EPC Grade D.**





# 6 Westbrook Park Weston Bath BA1 4DP

**PRICE: £775,000**

An early 1990's detached house in one of the most sought after roads on the Western fringes of Bath and within a Cul-de-sac location. The accommodation is arranged over two floors to comprise Central Hallway, Cloakroom, Study, Living Room, Conservatory, Dining Room, modern fitted Kitchen with integrated appliances and Utility Room with access to a good size double Garage. Upstairs and off a Central Landing are four Bedrooms, family Bathroom and Ensuite to the principal Bedroom. Outside are enclosed established gardens with lawns and borders at the front. The field beyond Westbrook Park is owned by Westbrook Park 2012 Ltd (a group of homeowners in the Cul-

de-sac to protect it from development). The house is ideally located for the shops in Weston, excellent local schools and the M4 via Lansdown. It is extremely rare that these properties come to market and this particular home could be ideal for a growing family or perhaps someone downsizing from an even larger home. Highly recommended.

**Circa 1991**

**4 Bedroom Detached**

**3 Receptions**

**Double Garage & Driveway**

**Peaceful Location**

**Local Country Walks**

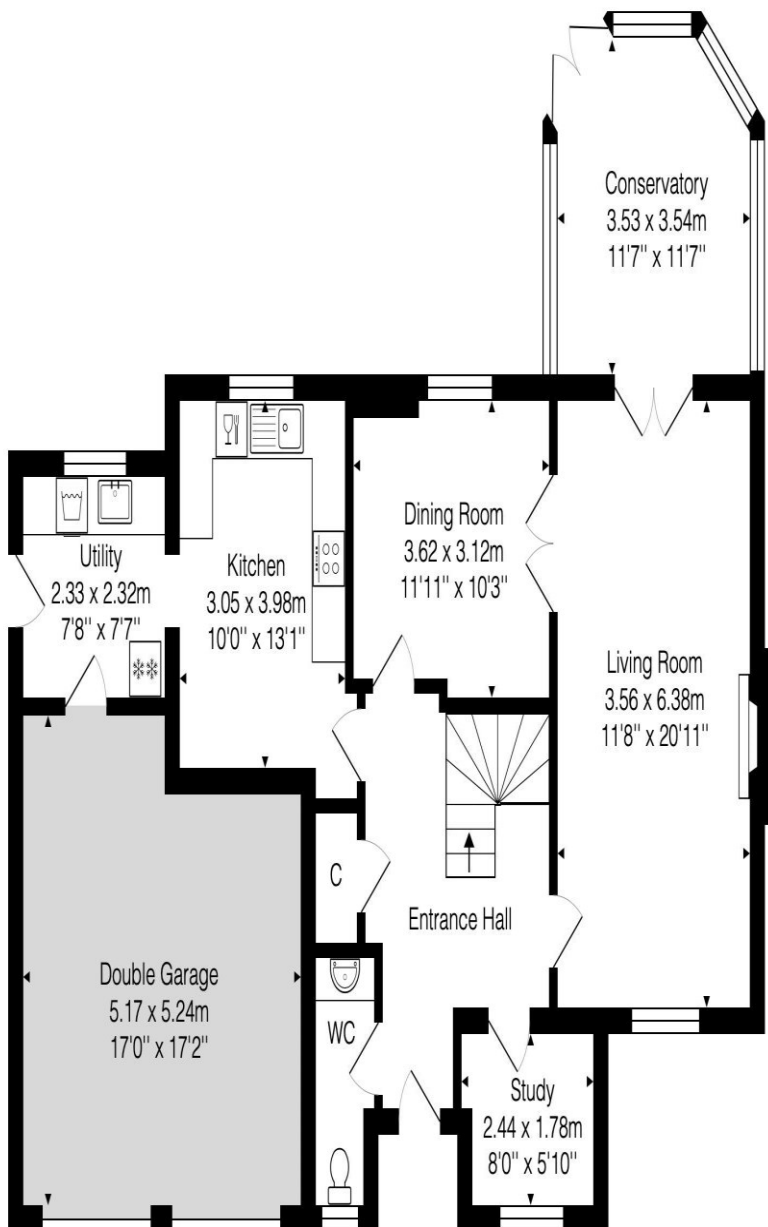
**UPVC Double Glazing**

**Gas Central Heating**

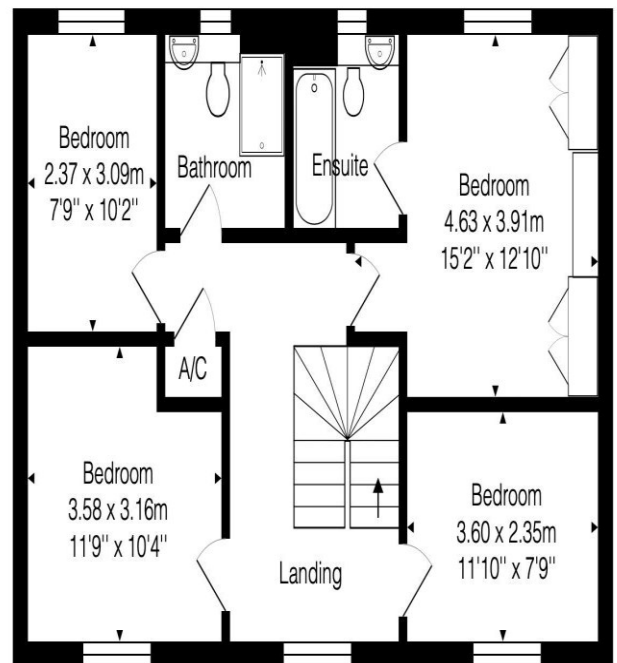
**Council Tax Band F £2816**

**1686 Sq Ft (156.6 Sq Mt)**





Ground Floor  
Area: 89.3 m<sup>2</sup> ... 961 ft<sup>2</sup>



First Floor  
Area: 67.4 m<sup>2</sup> ... 725 ft<sup>2</sup>

Total Area: 156.6 m<sup>2</sup> ... 1686 ft<sup>2</sup> (excluding double garage)

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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