



Frankland Close  
Lower Weston | Bath

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& CO**



**Summary**

Offered for sale with no onward chain this well-presented, semi-detached property enjoys a desirable position in the popular Lower Weston area of Bath. Ideally located close to a wide range of local amenities on both Chelsea Road and Weston High Street. The property has been maintained by the current owners and offers practical accommodation throughout. The ground floor comprises an entrance porch leading into a spacious open-plan sitting/dining room, a fitted kitchen, and a rear conservatory overlooking the garden. Upstairs, there are three bedrooms and a family bathroom. Externally, the property benefits from a low-maintenance west-facing rear garden with attractive planted borders, perfect for enjoying afternoon sun. There is also a very useful single garage with parking space to the front.

**Location**

Frankland Close is ideally situated in the popular Lower Weston area, offering convenient access to an excellent range of local amenities, including the nearby Royal United Hospital. Weston High Street is within easy reach and provides a selection of shops and everyday conveniences, including cafés, an express supermarket, newsagent, and public house. The beautiful Somerset countryside and the renowned Cotswold Way can be accessed in less than a five-minute walk via Penn Hill Road. The area is also well served by local schools, including Weston All Saints Primary School, St Mary's RC Primary School, and Oldfield School. There is straightforward access to the A4 and M4 (Junction 18) via Lansdown Lane. Regular bus services connect Lower Weston with Bath city centre, while Royal Victoria Park provides an attractive walking and cycling route into the heart of the city.



- Semi-detached modern property
- No onward chain
- Three bedrooms
- Open plan living/dining room
- West facing garden and conservatory

- Garage and parking space
- Well maintained throughout
- Close to Royal United Hospital
- Close to local shops on both Chelsea Road and Weston High Street
- Cul-de-sac location

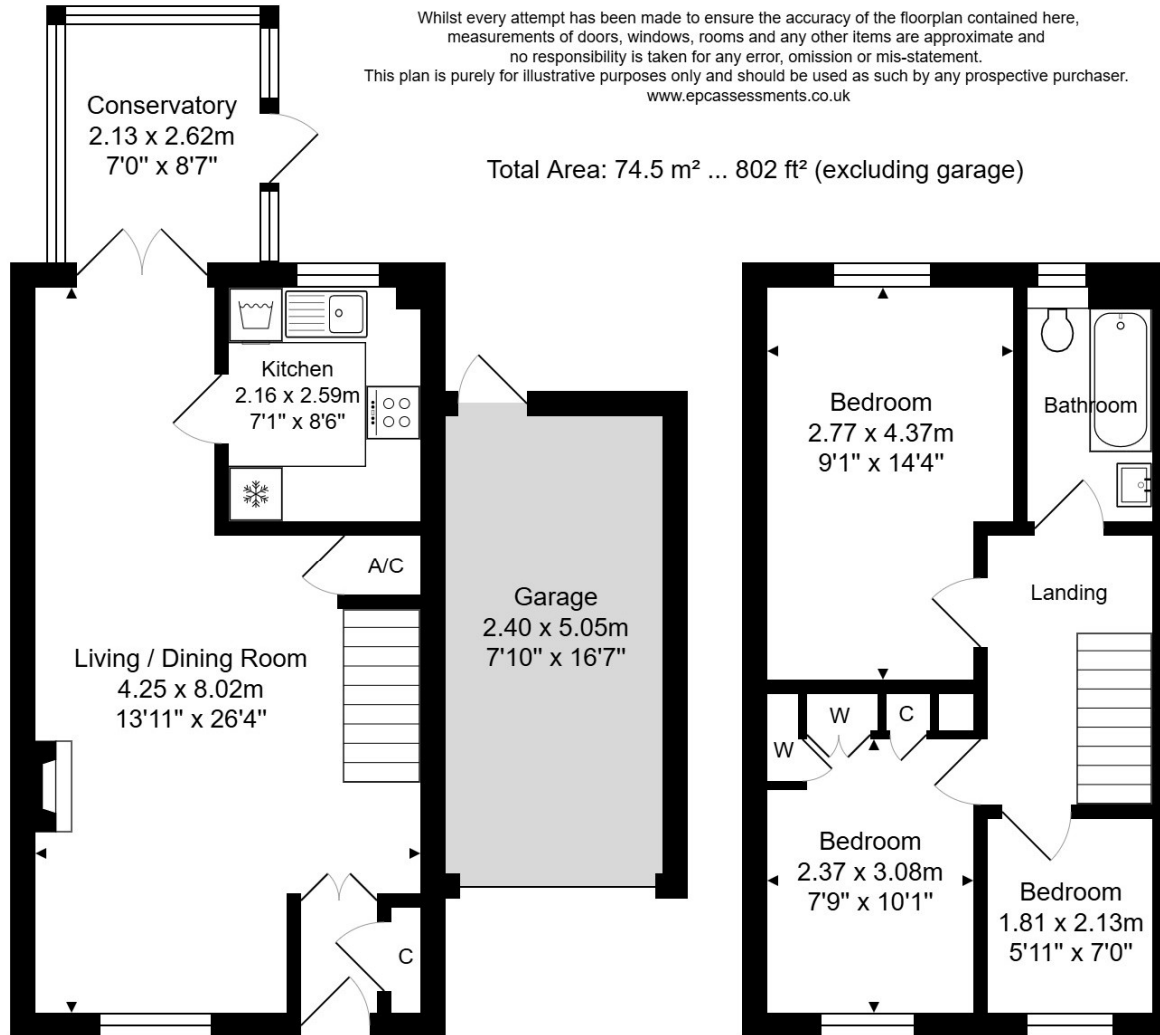
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. www.epcassessments.co.uk

Total Area: 74.5 m<sup>2</sup> ... 802 ft<sup>2</sup> (excluding garage)



Ground Floor  
Area: 40.4 m<sup>2</sup> ... 434 ft<sup>2</sup>

First Floor  
Area: 34.2 m<sup>2</sup> ... 368 ft<sup>2</sup>

**Additional Property Information**

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

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**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.