

whiteley helyar



1,205 ft²



3 double
bedrooms



bathroom, en-
suite & W.C



two
allocated
spaces

Guide Price £575,000

22 Manor Road, Weston, Bath, BA1 4BW

A modern three double bedroom house located towards the end of a residential cul-de-sac, just off the High Street in the middle of Weston. Over three storeys, the house is beautifully presented and offers flexible accommodation; with the benefit of a southerly garden and two allocated parking spaces.

ACCOMMODATION

Entrance hall with W.C.
Kitchen/reception room with access to the garden
Study/dining room
Three double bedrooms
Bathroom & en-suite shower room
Storeroom which used to be a further en-suite shower room

EXTERNALLY

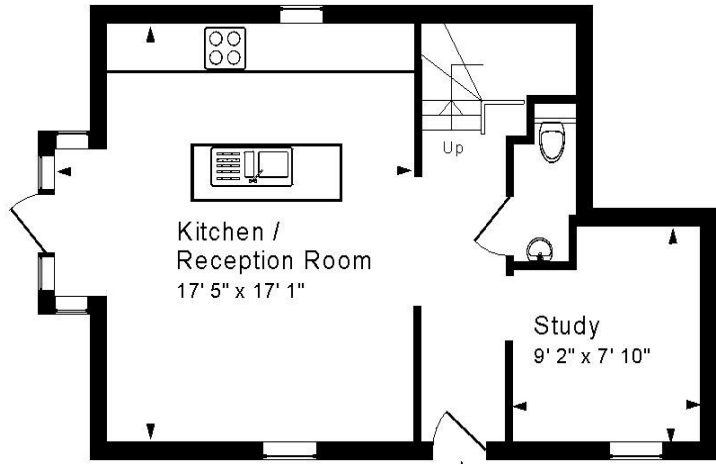
Glazed double doors open from the reception room onto the attractive southerly facing patio garden. With useful side access as well, the enclosed garden also has a decked area and provides a wonderful spot in which to enjoy those warmer days. The house also has the advantage of two allocated side-by-side parking spaces just across the road.

LOCATION

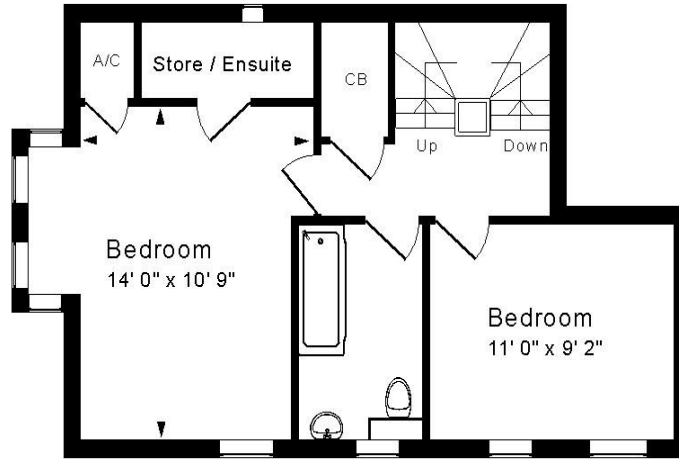
Superbly located in the heart of Weston village, the house has various shops very nearby on the High Street; whilst the centre of Bath with its fantastic range of shops, amenities, leisure facilities, restaurants and transport links are also easily accessible. The Royal United Hospital is a short walk away, as are well regarded primary and secondary schools, along with walks along the Cotswold Way. whilst swift access to the M4 is available without having to cross the city.



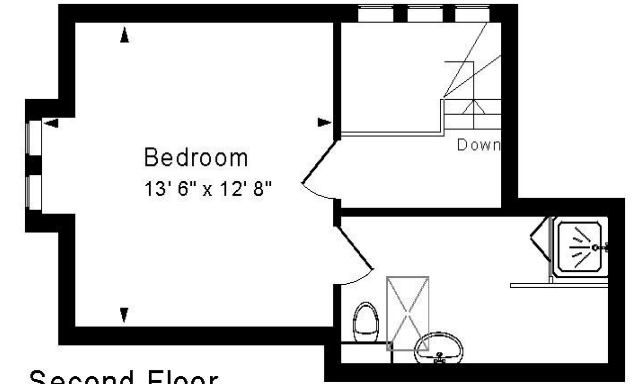




Ground Floor



First Floor



Second Floor

Approx. Gross Internal Floor Area 1,205 Sq. Ft. / 112 Sq. M
Includes Conservatories. Excludes Garages, Porches etc. unless stated
For identification purposes only. Not to scale. Copyright Jemesis Ltd 2026
Drawing Number:172-0874
22 Manor Road, Weston, Bath, BA1 4BW.

Tenure: Freehold
Council Tax Band: 'D' - £2,325.27

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

