

KIT JOHNSON

residential



Westbrook Park, Bath

£625,000

1990s Four Bedroom Detached House. Popular Location. EPC Grade B



14 Westbrook Park

Bath

BA1 4DP

PRICE: £625,000

An early 1990s detached house in one of the most sought after roads on the western fringes of Bath and in a favoured position within the Cul-de-Sac overlooking open countryside and an Orchard. It is extremely rare that these properties come to market; this particular home could be popular with young families or perhaps someone downsizing to a low maintenance house in a prime location. The downstairs comprises hall, study, open plan living/dining room (patio doors open onto the garden and views), fitted kitchen and utility room. Upstairs there are four bedrooms, bathroom and en-suite. Established gardens at the front, driveway and garage. Enclosed gardens at the rear overlooking fields. There could be scope to extend/alter where the garage is subject to consents. The field behind 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 schools, M4 via Lansdown and Bath's Royal United Hospital. A rare and exciting opportunity.

Circa 1992

Four Bed Detached

Two Reception Rooms

Fitted Kitchen

Bathroom & En-Suite

Stunning Rural Views

Freehold

1460 Sq Ft (135.7 Sq Mt)

Council Tax Band F £2604

Gas Central Heating

Garage & Parking

Double Glazed

Scope to Extend (Subject to Planning)

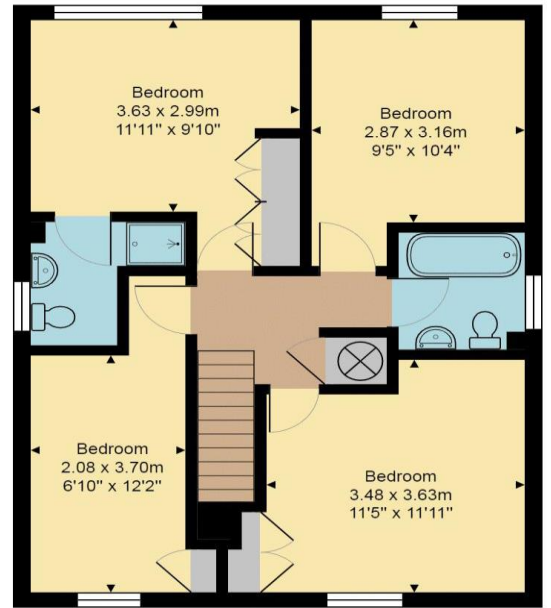
Favoured, Popular Location



14 Westbrook Park



Ground Floor
Area: 76.1 m² ... 819 ft²



First Floor
Area: 59.5 m² ... 641 ft²

Total Area: 135.7 m² ... 1460 ft²

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
www.inovusproperty.co.uk

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