



Westbrook Park, Bath

£950,000

**Substantial 1990's Five Bedroom Detached House. Very Popular Location. EPC Grade D.**



**16 Westbrook Park  
Weston  
Bath  
BA1 4DP**

**PRICE: £950,000**

Executor's Sale. A substantial five bedroom detached house built in the early 1990s and being sold for the first time since. Situated next to private fields on the Western edge of Bath in an extremely popular location. The largest of the build types in Westbrook Park, the accommodation includes Porch, Central Entrance, Hall, Living Room, Dining Room, Study, Conservatory, Cloakroom, Kitchen, Breakfast Room and Utility. Upstairs there are five Bedrooms, Bathroom and an Ensuite to the principal Bedroom. Outside, gardens to the front, side and rear, established with lawns and borders. Detached double garage. The field adjacent number 16 is owned by Westbrook

Park 2012 Ltd (a group of homeowners in the cul-de-sac to protect it from development). Ideally located for the M4 via Lansdown, excellent local schools and the amenities in Weston village. Scope to further update and or extend (STC). Vacant possession. Sought after and rarely available.

**Circa 1991, 5 Bedroom  
Detached**

**4 Receptions**

**Detached Double Garage**

**Stunning Rural Views**

**Vacant Possession**

**UPVC Double Glazing**

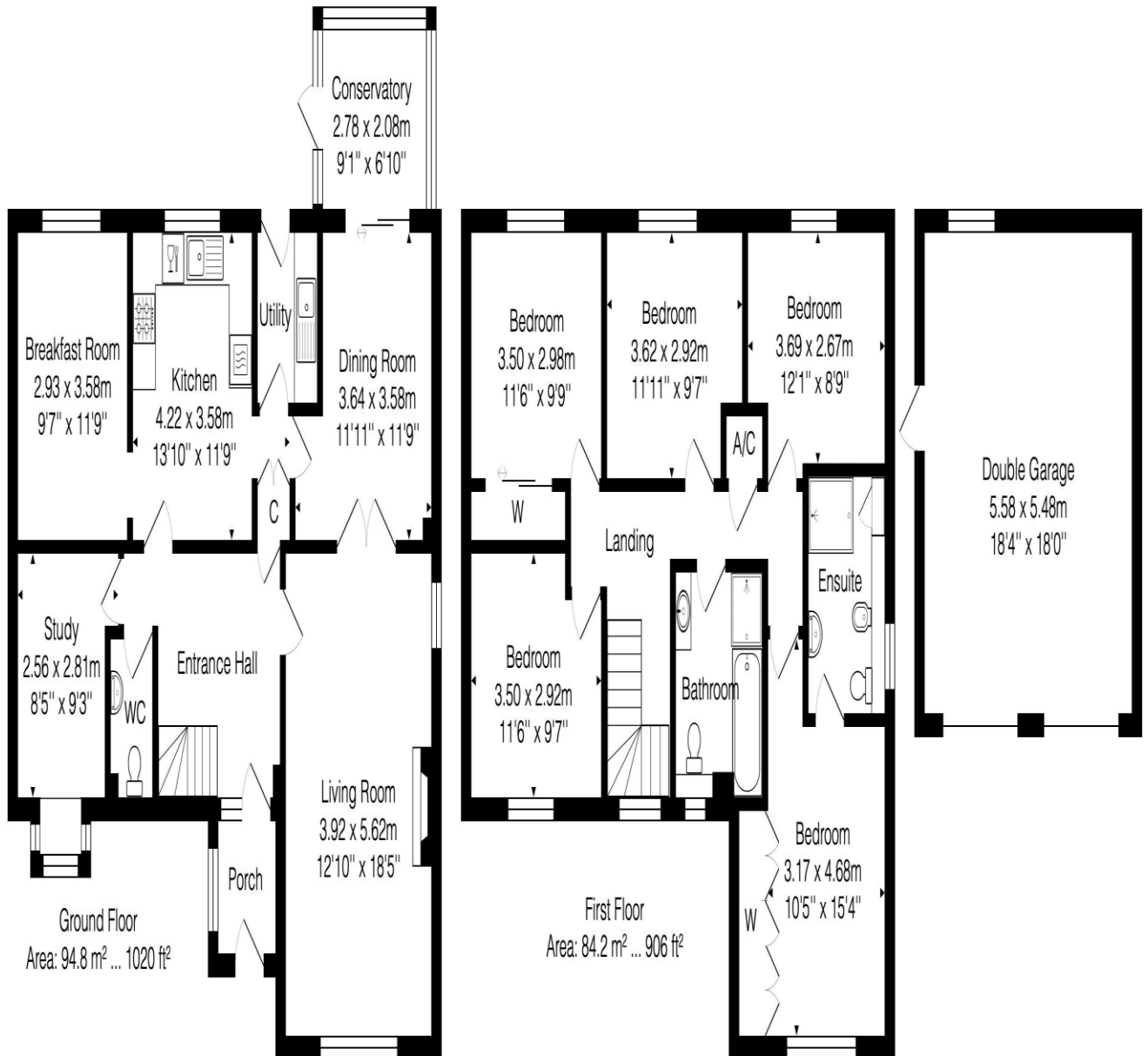
**Freehold**

**Gas Central Heating**

**Council Tax Band G £3250**

**1927 Sq Ft (179.0 Sq Mt)**





Total Area: 179.0 m<sup>2</sup> ... 1927 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

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

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