

Bath Office
35 Brock Street, Bath BA1 2LN
T: (+44 (0)1225 333332
E: bath@cobbfarr.com

Bradford on Avon Office
37 Market Street, Bradford on Avon BA15 1LJ
T: (+44 (0)1225 866111
E: bradfordonavon@cobbfarr.com

cobbfarr.com

**COBB
FARR**

Bath & Bradford on Avon

**COBB
FARR**

Bath & Bradford on Avon

Residential Sales

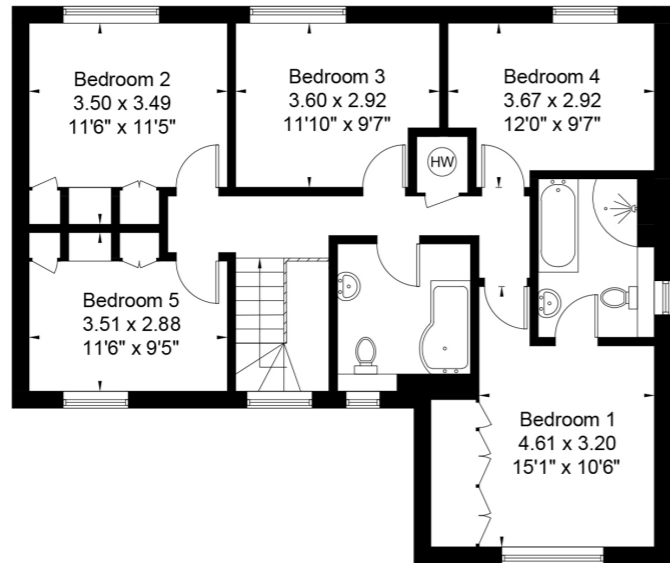


Weston, Bath

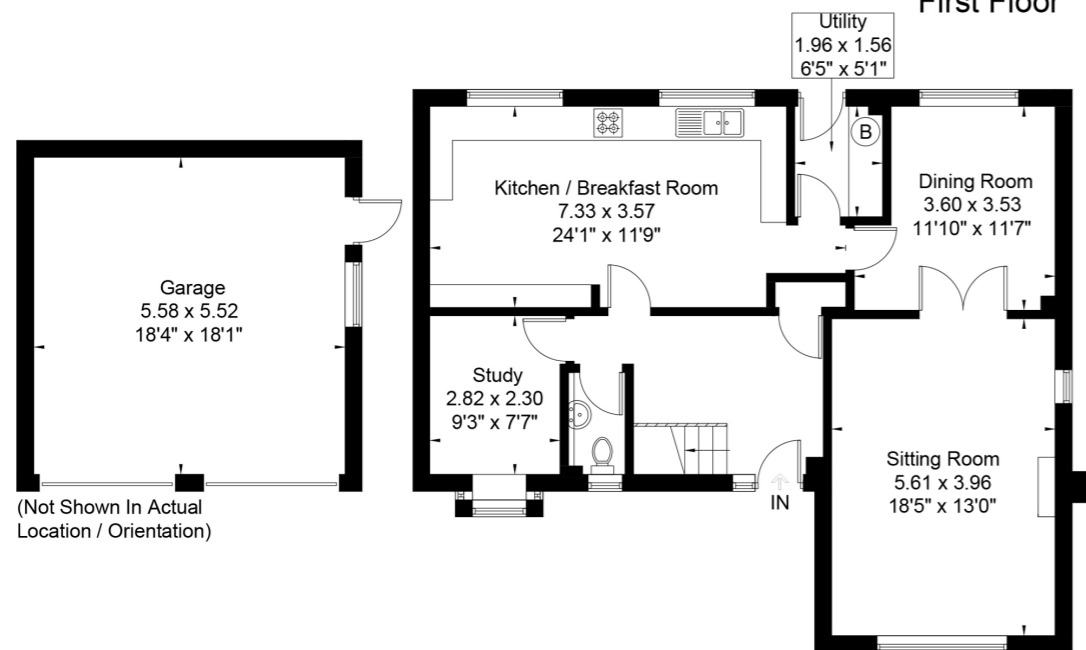


12 Westbrook Park, Weston, BA1 4DP

Approximate Gross Internal Area = 166.2 sq m / 1788 sq ft
 Garage = 30.8 sq m / 331 sq ft
 Total = 197 sq m / 2119 sq ft



First Floor



Ground Floor

(Not Shown In Actual Location / Orientation)

12 Westbrook Park
 Weston
 Bath
 BA1 4DP

A generously proportioned 5 bedroom detached 'Executive Style' family home located at the top of a quiet cul de sac, on the edge of open country side and yet close to excellent local amenities in nearby Weston Village and Bath city centre.

Tenure: Freehold

£975,000





Situation

Westbrook Park is an exclusive cul de sac of detached family homes built in the early 1990's and located in a sought after, quiet and leafy residential area within easy access of Bath city centre, the RUH and the M4 motorway.

The property is positioned very close to open country side and the Cotswold Way and is particularly well placed for easy access to a triangle of outstanding schools which include Weston All Saints Primary School, St Mary's Primary School, Kingswood School and The Royal High School. There are also many excellent local amenities within walking distance in Weston Village.

Bath city centre is approx. 10mins drive and boasts a wonderful array of cultural activities including a world renowned music and literary festival and the newly refurbished Holburne and One Royal Crescent Museums along with The Theatre Royal. There is excellent chain and independent shopping and a fine selection of restaurants, cafes and wine bars. World class sporting facilities are available at Bath Rugby and Cricket Clubs and Bath University.

Communications include the M4 Motorway junction 18 which is approx. 6 miles to the north and the city of Bristol approx 8 miles to the east. Bath Spa Railway Station provides direct access to London Paddington, Swindon, Bristol and South Wales.

General Information

Tenure: Freehold
Heating: Full gas fired central heating
Services: All mains services are connected
Council Tax Band: F
Local Authority: Bath and North East Somerset Council

Important Notice: Cobb Farr, their clients and any joint agents give notice that: They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consents and Cobb Farr have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Description

12 Westbrook Park is a generously proportioned 5 bedroom detached family home, located in a fine elevated position at the top of a quiet cul de sac, on the edge of open country side and yet close to excellent local amenities in nearby Weston village and Bath city centre.

The property is presented in good decorative order throughout and benefits from quality, newly laid wooden flooring and offers flexible family accommodation arranged over 2 floors. On the ground floor there is a spacious and welcoming entrance hall with doors that lead to all ground floor rooms. To the right there is a large double aspect open plan drawing room which is linked via wedding doors to the dining room at the rear. A small inner hallway way leads to a well-equipped utility room which enjoys access to the rear garden and a particularly large well fitted kitchen and breakfast room. In addition, there is a separate study and guest cloak room.

On the first floor there are 5 double bedrooms and a large family bathroom. The master bedroom has an attractive ensuite bath and shower room and there are plenty of built in storage. The bedrooms to the rear enjoy a lovely aspect over looking open country side.

Externally there is off street parking and 2 private garages along with beautiful gardens and sun terrace that wrap around the house

Accommodation

Ground Floor

Entrance Hall

With solid wood flooring, radiator, stairs that rise to first floor and access to all rooms.

Drawing Room

With solid wood flooring, window to front aspect, radiator, fireplace with marble surround, further casement window to side aspect and double doors to dining room.

Dining Room

With solid wood flooring, sliding doors to garden, radiator and door through to inner hallway.

Inner Hallway

With solid wood flooring and door through to utility room.

Utility Room

With a range of base units with wooden effect work surfaces, tiled splashback, stainless steel sink and drainer, mixer tap, space and plumbing for washing machine, wall mounted Worcester boiler, radiator and part glazed door to rear aspect.

Kitchen/Breakfast Room

With vinyl tiled flooring, a comprehensive range of floor and wall mounted units, cupboards and drawers, tiled splashback, integrated double electric AEG oven, twin stainless steel recessed sinks, drainer, mixer and filter tap, 4 ring gas hob, extractor over, radiator, integrated dishwasher, window to rear aspect, radiator, breakfast bar, and wall to wall built in cupboards and shelving.

Study

With solid wood flooring, bay window to front aspect with radiator under and shelving.

Guest Cloakroom

With solid wood flooring, pedestal basin with tiled splashback and mirror over, pedestal WC, radiator and casement window to rear aspect.

Stairs with fitted carpet rise to first floor landing.

First Floor

Landing

With fitted carpet, airing cupboard housing hot water tank and radiator.

Bedroom 1

With fitted carpet, window to front aspect, radiator under, wall to wall fitted wardrobes and door through to en-suite.

En-Suite Bathroom

With Vinyl wooden effect flooring, large fully tiled and glazed corner shower unit with handheld and rain shower over, feature bath with fully tiled splashback, central controls and handheld shower, pedestal WC with stone courtesy shelf, ladder effect heated towel rail, basin set into cupboard vanity unit, tiled splashback, courtesy lit medicine cabinet and recessed ceiling spotlights.

Bedroom 2

With fitted carpet, window to rear aspect and radiator under.

Bedroom 3

With fitted carpet and window to rear aspect with radiator under.

Bathroom

With panelled bath, tiled surround, handheld and wall mounted shower over, large circular wall mounted basin with tiled splashback and courtesy lit mirror over, contemporary wall mounted heated towel rail, pedestal WC, tiled courtesy shelf over and casement window to front aspect.

Bedroom 4

With fitted carpet, window to rear aspect, radiator under and fitted wardrobe.

Bedroom 5

With fitted carpet, window to front aspect, radiator under and fitted wardrobe

Externally

There is off street parking and 2 private garages along with beautifully manicured gardens and sun terraces that wrap around the property