

74 High Street, Weston, Bath BA1 4DB
 Gross Internal Area (Approx.)
 Main House = 1,237 sq ft / 115 sq m
 Outbuilding = 86 sq ft / 8 sq m
 Total Area = 1,323 sq ft / 123 sq m



VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only - they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

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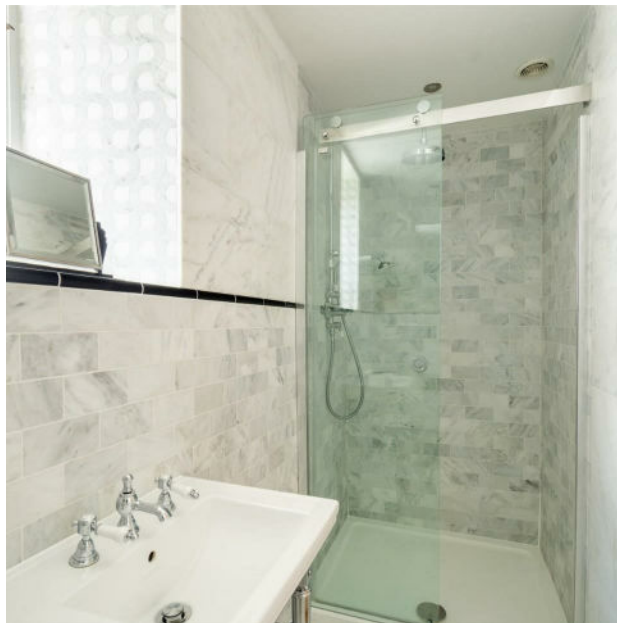


**HIGH STREET, BATH
 WESTON BA1 4DB**

**GUIDE PRICE
 £670,000**

3 BEDROOM HOUSE

- A stunning Grade II Listed period property, finished to an exceptionally high standard
- Three bedrooms, bathroom
- Perfectly located within the sought after village of Weston
- Living room with log burning stove, kitchen/breakfast room, conservatory
- Beautifully landscaped gardens to the front and rear, off road parking
- EPC exempt. Freehold. Council tax band D.



DESCRIPTION
 Discover this exquisite semi-detached period family home, radiating warmth and charm, nestled in the desirable area of Weston. This elegant residence has been lovingly maintained over the years, seamlessly blending period features such as exposed stone walls, original wooden flooring, sash windows, and working shutters.

The ground floor boasts an inviting sitting room with a log-burning stove, a well-equipped kitchen, and a conservatory/dining area perfect for gatherings. Ascend to the first floor to find a principal bedroom complete with built-in wardrobes and a luxurious freestanding bath, along with a second double bedroom featuring built-in cupboards, a versatile home office/third bedroom, and a stylish shower room.

At the front, you'll find ample parking for several vehicles alongside a mature landscaped garden that gracefully

approaches the entrance. The rear of the property offers a beautifully designed walled garden and a charming stone-built garden room, equipped with power and light.

LOCATION
 Weston Village is within the World Heritage City of Bath. The local shops and amenities of Weston High Street are easily accessible and include - express supermarket, cafés, newsagents with Post Office, bakery, Italian deli and public house. The Royal United Hospital is also within walking distance. Nearby schools include Weston All Saints Primary, St. Mary's Catholic Primary and Oldfield Secondary School. The property has easy access to the M4 at Junction 18, as well as the A4 towards Bristol. There is easy access to magnificent surrounding countryside, including The Cotswolds Way. A regular bus service runs to and from the city centre with stops close by. Lansdown Golf Club and Bath Racecourse are also a short drive via Lansdown Lane.

