

whiteley helyar



2,015 ft²



4 double
bedrooms



3 bathrooms



double garage &
gated driveway
parking

Guide Price £850,000

89 Broadmoor Lane, Bath, BA1 4LD

A particularly spacious double-fronted detached modern house wonderfully located next to (and overlooking) open countryside at the end of Weston village.

ACCOMMODATION

4 double bedrooms
large sitting room
kitchen/dining room
cloakroom

3 bathrooms
study/living room
utility room
gas fired heating and double glazing

LOCATION

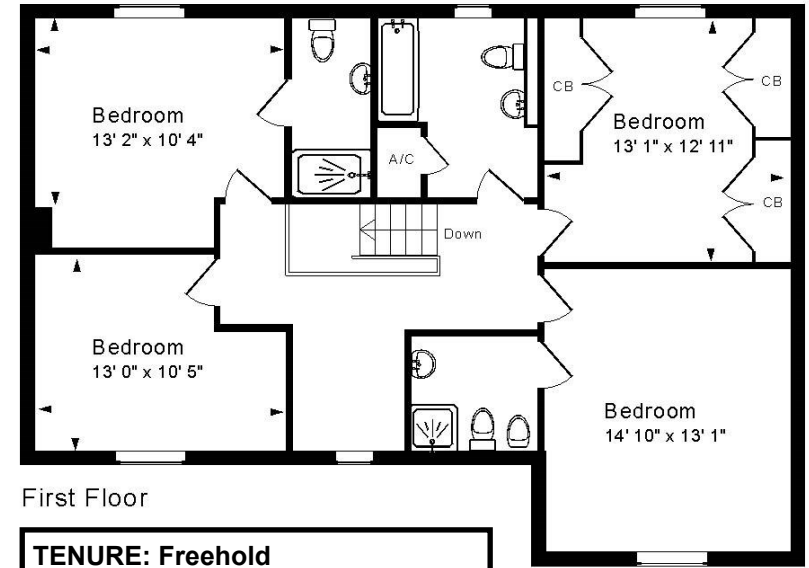
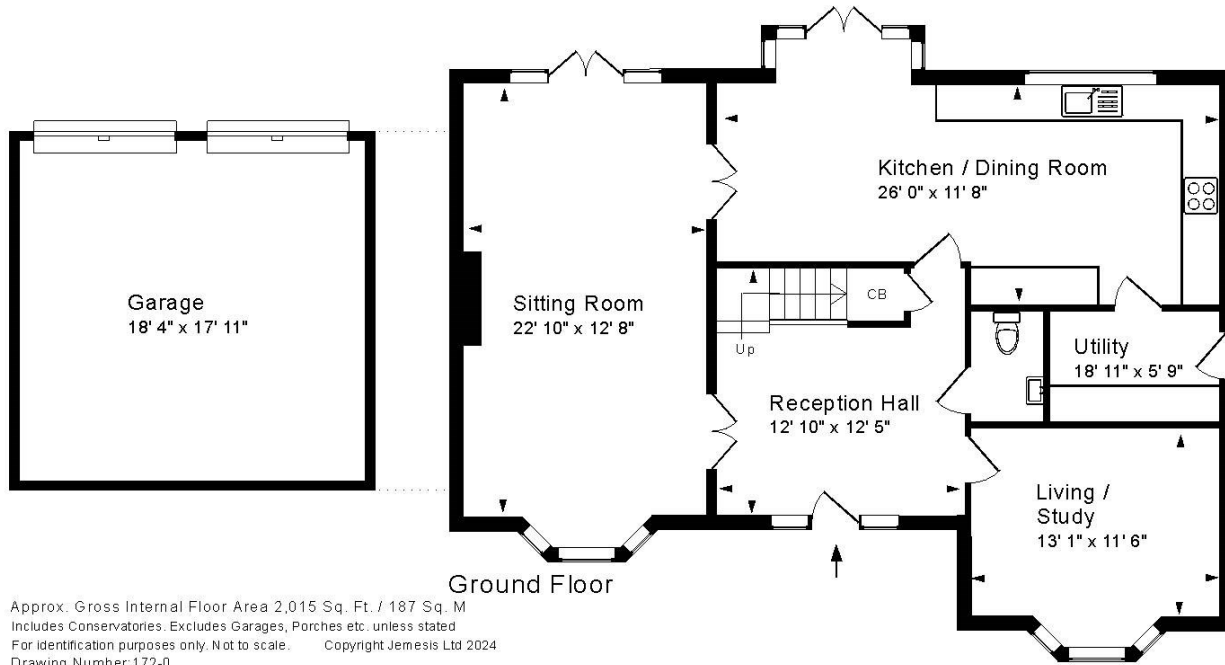
Built around 2002 by Redcliffe Homes, the house occupies a fantastic, peaceful position. It is tucked away at the end of the road next to the stream, copse and open countryside, yet the various shops and amenities in Weston High Street, Chelsea Road and the Royal United Hospital are all nearby. Fabulous walks through the adjacent rolling countryside are immediately on hand (along the Cotswold Way and up to Kelston Roundhill and Lansdown), the outstanding Weston All Saints Primary School is closeby, the property is well served by buses to the centre - some 3 miles away, whilst swift easy access to the M4 is available without the need to cross the city.

EXTERNALLY

89 Broadmoor Lane stands in well maintained gardens to front, rear and sides. They are enclosed, laid to lawn with a large paved sun terrace to take account of the sunny aspect and lovely location, a water tap and outside lighting. There is a double garage (with electric doors and sockets) together with a gated driveway providing parking for further vehicles.







TENURE: Freehold
COUNCIL TAX BAND: 'G' £3,347.59

Approx. Gross Internal Floor Area 2,015 Sq. Ft. / 187 Sq. M
 Includes Conservatories. Excludes Garages, Porches etc. unless stated
 For identification purposes only. Not to scale. Copyright Jemesis Ltd 2024
 Drawing Number: 172-0
 89 Broadmoor Lane, Weston, Bath, BA1 4LD.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

