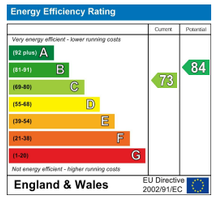

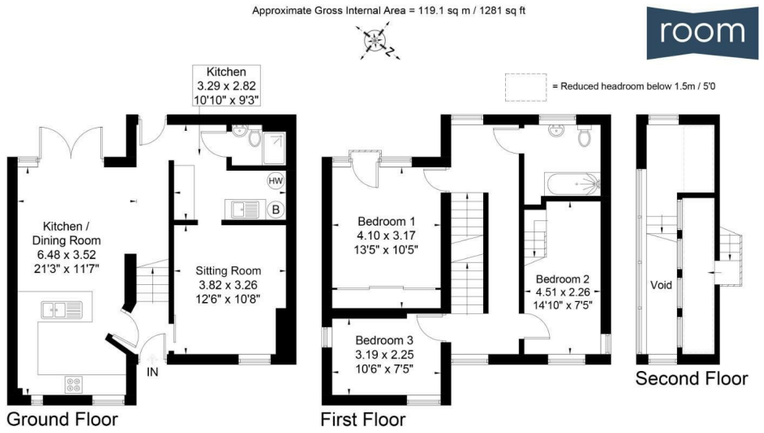

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2024

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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E: HAPPYTOHELP@ZESTLOVESPROPERTY.COM

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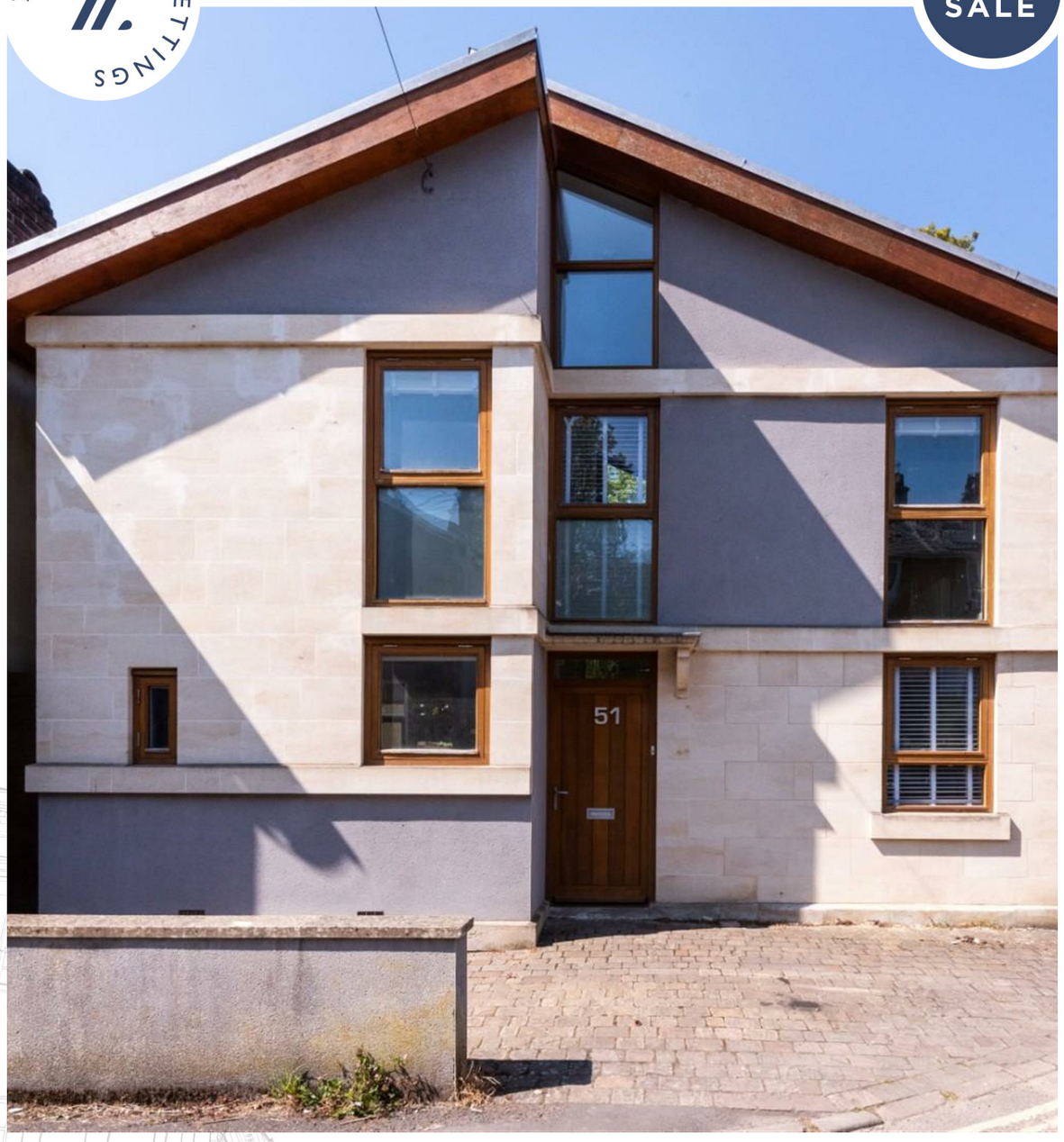
FOR SALE

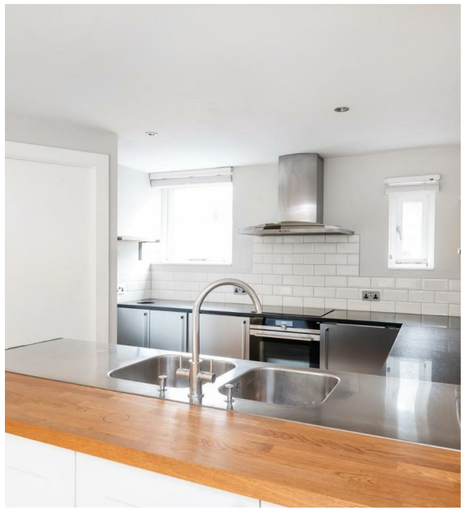


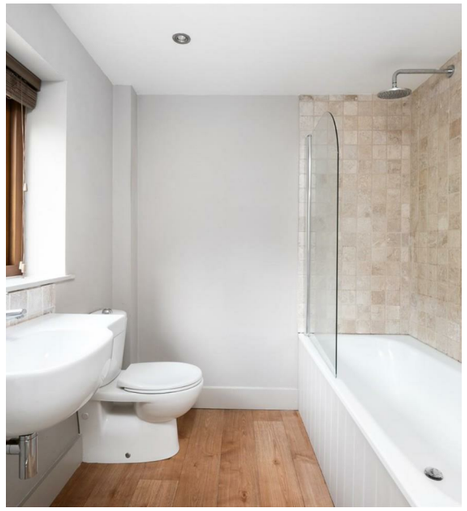
AUDLEY GROVE, BATH
BA1 3BS

GUIDE PRICE
£550,000

3 BEDROOM HOUSE

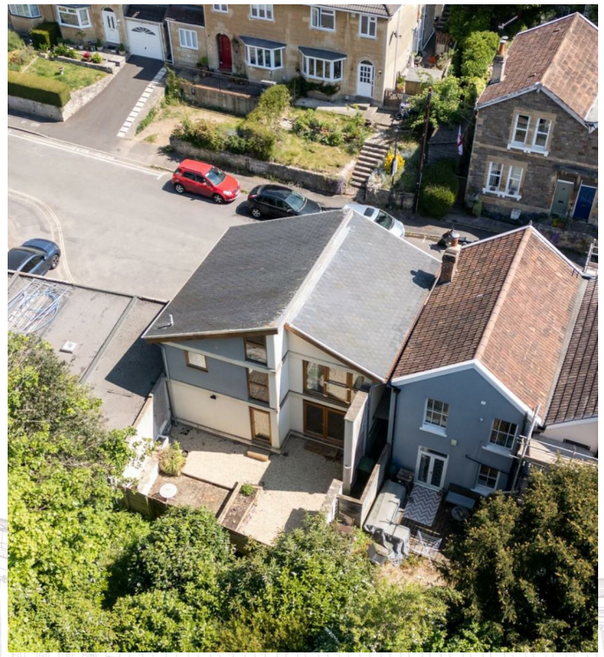
- Three bedroom detached property in Lower Weston
- Three double bedrooms, family bathroom and study area
- No onward chain
- Open plan kitchen/diner, lounge, utility room and downstairs shower room
- Rear enclosed garden with gated access to fields, private driveway
- Freehold, EPC rating C, Council tax band C





DESCRIPTION

A distinctive and contemporary detached family home in the highly sought-after area of Lower Weston—just a stone's throw from Royal Victoria Park. This beautifully designed three-bedroom residence offers spacious and flexible accommodation ideal for modern family living. Set within a peaceful residential location and benefiting from excellent school catchments, this property is perfectly placed for both comfort and convenience. The home is arranged over two to three floors and features a bright and airy open-plan living area, combining lounge, dining, and kitchen spaces—ideal for entertaining and everyday life. A separate utility room and a stylish downstairs shower room add practicality to the ground floor layout. Upstairs, there are three well-proportioned bedrooms and a sleek family bathroom. A cleverly converted loft space provides a tranquil study or work-from-home area, filled with natural light. To the front, the property includes off-street parking. To the rear, a west-facing courtyard garden offers a low-maintenance outdoor retreat with a rare and valuable feature: secure gated access directly into fields at the rear.

LOCATION

Weston village offers a great selection of shopping outlets which include a Tesco, Parsons Bakery, post office and 3 independent cafes. Bath's main hospital, the RUH, is located in Weston along with an additional village doctors surgery. There are a good selection of primary and secondary schools all easily accessible, with most notably the Weston All Saints Primary School which is rated outstanding.