



**21 MANOR ROAD**  
Bath

**Carter Jonas**

## 21 MANOR ROAD, BATH, SOMERSET, BA1 4BW

Entrance Hall · Kitchen · Living/dining Room · WC  
Three bedrooms · Two en suite shower rooms · Three  
bath/shower rooms · Attic and eaves storage · Garden ·  
Driveway parking

### DESCRIPTION

Built in 2008 by a local prestigious developer, this is a lovely family home with unique character in a great tucked away location in Bath. Set over three floors and laid out to use every available space giving you plenty of storage options and a user-friendly layout. The entire ground floor is under-floor heated and the house has central heating. There is a fully integrated kitchen with marble worktops and sills and a tiled floor, this room has a unique curved wall with windows looking down the street. There is a spacious living/dining room dual aspect to the front and back of the property and opens out giving access to the rear garden. There is a downstairs WC and coats/boot storage. To the first floor are two bedrooms one with en suite shower-room as well as a family bathroom. To the top floor is the spacious principal bedroom also with en suite shower room.

The south-east facing garden receives sunlight throughout the day, and is laid mainly to patio with a shingle area to the rear. There is access by side-gate to the tandem driveway and parking for several cars.

### SITUATION

The property is well placed just off the high street in popular Weston village, whilst also still only walking distance to Bath city centre. Weston provides a host of local shops including a supermarket, village pub and Post Office. It is within walking distance of The Royal United Hospital and near to good local schools along with Royal High School, Kingswood, King Edward's pre-prep, St Mary's, Newbridge and Weston All Saints primary schools. The city centre is a walk away through the famous Royal Victoria Park which would take approximately 25 minutes.

**A LOVELY FAMILY HOME IN AN EXCELLENT SPOT IN POPULAR WESTON VILLAGE AREA OF BATH. WITH FLEXIBLE ACCOMMODATION, THREE DOUBLE BEDROOMS, AND PLENTY OF STORAGE. THERE IS A PRETTY REAR GARDEN AND DRIVEWAY PARKING FOR SEVERAL CARS.**



Beautiful countryside walks through adjacent National Trust land and the latter section of the Cotswold Way are on the doorstep, with access to the northern slopes of Bath where stunning countryside views can be enjoyed. The World Heritage City of Bath offers a vast array of cultural, sporting, leisure and shopping facilities including some excellent restaurants. The Theatre Royal, Bath Abbey and Thermae Bath Spa and The Roman Baths. Bath Spa Railway Station provides high speed links to London Paddington (approx. 90 mins), Bristol Temple Meads (approx. 20 mins) and The West Country rail network. The M4 motorway is easily accessed via Junction 18 (Tormarton) with routes through to London, Bristol and onwards; this journey takes approx. 20 mins.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services are connected

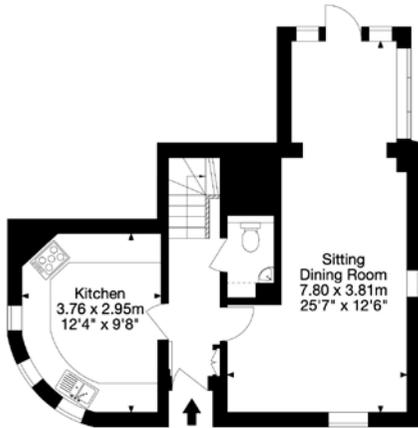
**Council Tax:** Band C

**Viewings:** Strictly by appointment with Carter Jonas

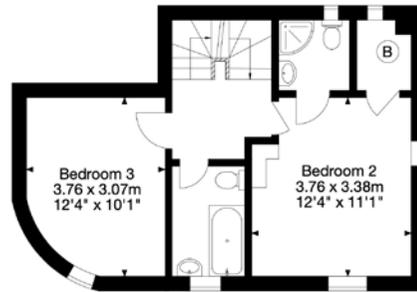
**EPC:** Band D



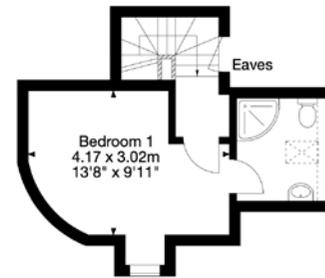
21 Manor Road, Bath, Somerset BA1 4BW  
 Gross Internal Area (Approx.)  
 100 sq m / 1,082 sq ft



Ground Floor



First Floor



Second Floor



Capture Property Marketing (2022). Drawn to RICS guidelines. Not drawn to scale.  
 Plans are for illustration purposes only. All features, floor coverings, and service locations are approximate.  
 All measurements and areas are approximate and should not be relied on as a statement of fact. Capture.

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