



## The Linleys, Somerset, BA1

Offers In Excess of £850,000 *Freehold*

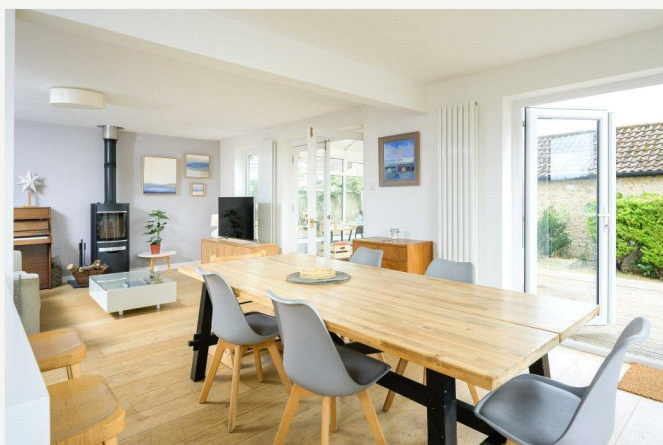


A flat one mile (approx) walk to Bath city centre first down Audley Park road (a very quiet residential street) then directly through Victoria Park.

At the heart of the house is a spacious light filled triple aspect open-plan kitchen, dining and living room with panoramic views across Bath. This is accessed from a light filled entrance hall that also has access to the first floor.

### KEY FEATURES

- Highly sought after cul de sac
- Far reaching views
- Remodelled open-plan living space
- Wood burning stove and engineered oak floors.
- Generous off street parking for 2 cars.
- Flat walk to town through Victoria Park



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The contemporary fitted kitchen sits slightly tucked away within the open-plan arrangement, providing generous storage and workspace, while the adjoining dining and sitting areas create a flexible space for family life and entertaining. The improvement to the 1970s house, which were all carried out by the current owners also include engineered oak floors, a wood burning stove and a bespoke low level storage unit/ bench under the large south facing window. There is also a light filled additional studio / playroom conservatory with direct access to the garden.

There is direct access to the terrace and south-east facing garden beyond via large French doors adjacent to the dining area which make summer dining easy. As with the living space the elevated position of the decking gives far reaching views across Bath. The garden also wraps around the house and has a good sized shed and a picturesque period garden wall down one side. On the west side of the house there is a small courtyard area with log storage and a small vegetable patch adjacent to the front door.



The former garage has been converted to provide a useful boot room and utility accommodation, with laundry facilities and storage. There is also a downstairs WC/shower room.

Upstairs are four bedrooms and a family bathroom, with two east facing bedrooms enjoying far reaching views towards Bath. From the master bedroom you can see Bath Abbey and Widcombe beyond. A large loft space, recently boarded and insulated, provides further useful storage accessed from a pull-down stair ladder.

The Linleys has a wonderful community and is home to a broad range of ages. There is a distinctive neighbourly but quiet feel and a once a year community BBQ next to the central 'island' which is home to an array of trees, flowers and a swing.





## MATERIAL INFORMATION

**Tenure:** Freehold

**Council Tax Band:** E

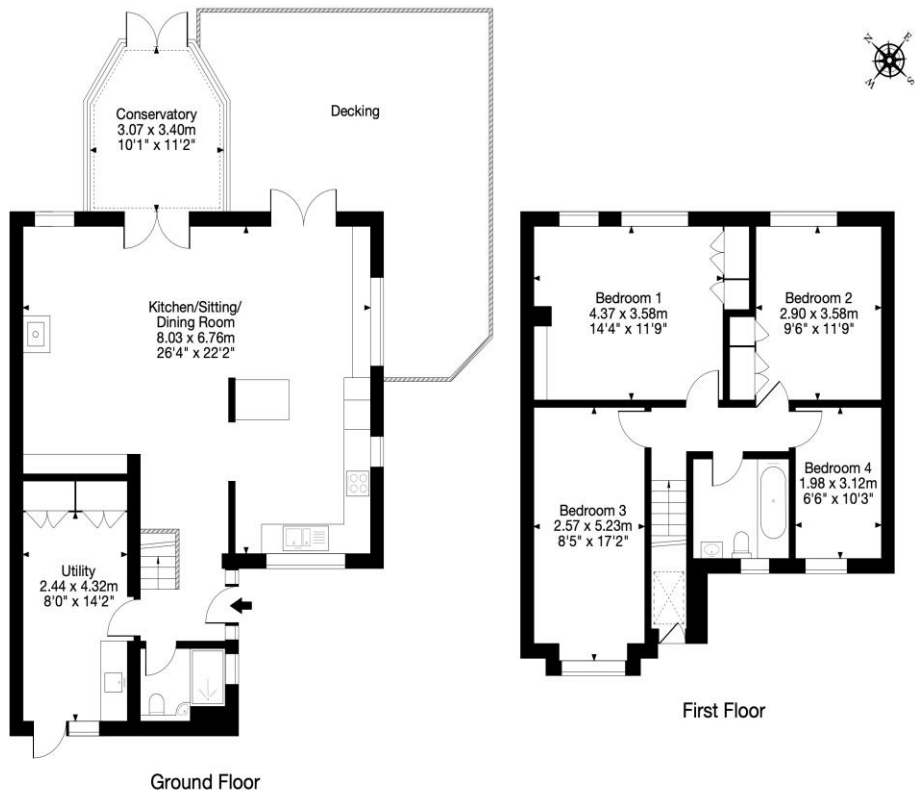
**EPC rating:** C

**Broadband:** Fibre

**Mobile Reception:** Good

**Utilities:** Mains gas, electric and water

10 The Linleys, Lower Weston, Bath BA1 2XE  
Gross Internal Area (Approx.)  
142 sq m / 1,533 sq ft

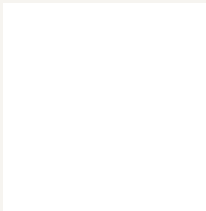


Capture Property Marketing 2026. Drawn to RICS guidelines. Not drawn to scale.  
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.  
All measurements and areas are approximate and should not be relied on as a statement of fact.

Capture.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 72 C    | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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