



41 NAPIER ROAD
Bath

Carter Jonas

41 NAPIER ROAD, BATH, SOMERSET, BA1 4LN

A LOVELY THREE BEDROOM FAMILY HOME SITUATED ON THE WESTERN SLOPES OF BATH CLOSE TO THE AMENITIES OF WESTON VILLAGE. THE PROPERTY BENEFITS FROM GARAGE AND DRIVEWAY PARKING AS WELL AS A LARGE REAR GARDEN AND COUNTRYSIDE VIEWS.

Entrance hall • Sitting room • Dining room • Kitchen
• Breakfast room • W.C. • Three bedrooms • Family
bathroom • Rear garden • Driveway parking

DESCRIPTION

This lovely family home sits with its back to the rolling fields of the Cotswolds and Kelston, and has glorious countryside views from the front over to Kelston Roundhill. The house was built in the 1990's and has an excellent layout and flow suitable for modern family life.

The living room is open through double doors to the dining room. The dining room could be used as a study or family room as you can close it off should you wish. The dining room in turn opens to the rear patio and gardens. There is a cloakroom to the ground floor and large storage cupboard. The kitchen is open plan to the breakfast room. The breakfast room is large and would double as a dining room. This room also opens through patio doors to the rear garden. The kitchen has a door to the side access.

Upstairs are three double bedrooms and the family bathroom. The bathroom has both a bath and separate shower. The principal bedroom has fitted wardrobes and enjoys a view over the countryside too.

The rear garden is terraced with a raised seating and dining area as well as lawned garden behind with a little wildflower spot to the far end. There is parking for one or two cars to the front and a garage with up and over door. As the property is semi-detached there is side access through a locked gate.







SITUATION

Napier Road is just north of Weston Village in the Upper Weston area of Bath. The local shops and amenities of Weston High Street are easily accessible and include – Tesco Express, café, convenience shop with Post Office, bakery, Italian deli and public house.

Local schools include Weston All Saints Primary, Newbridge Primary, St. Mary's Catholic Primary and Oldfield Secondary School. The Royal United Hospital is also nearby. The property has easy access to the M4 at Junction 18, as well as the A4 towards Bristol. There is ease of access to the surrounding countryside with walks to the Kelston Roundhill and Beckford's Tower.

A regular bus service runs to and from the city centre with stops close by on Napier Road itself. Lansdown Golf Club and Bath Racecourse are also a short drive via Lansdown Lane.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services are connected

Local Authority: Bath and North East Somerset Council

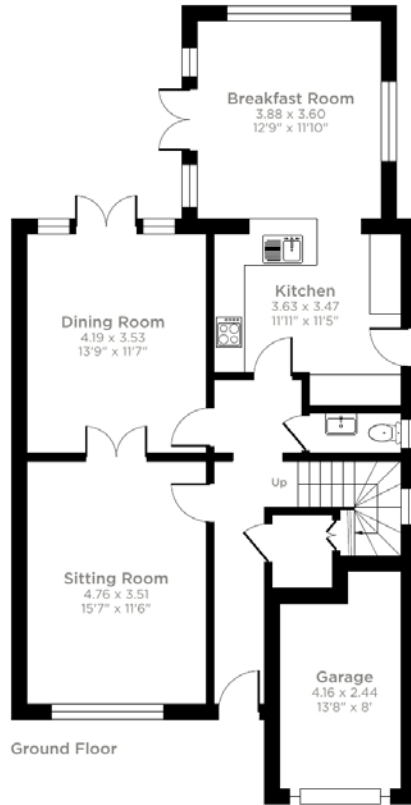
Council Tax: Band E

EPC: Band C

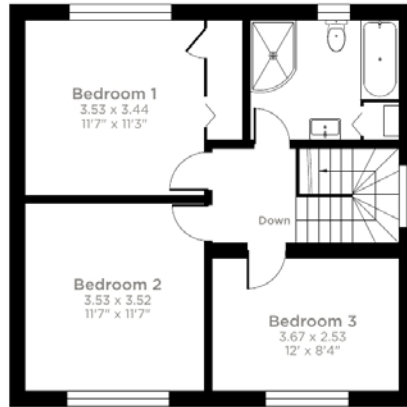
Viewing: Strictly by appointment with Carter Jonas.







Ground Floor



First Floor

Napier Road, Bath, BA1

Approximate Area = 1386 sq ft / 128.7 sq m

Garage = 100 sq ft / 9.2 sq m

Total = 1486 sq ft / 137.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrxhcom 2026. Produced for Carter Jonas. REF: 1440275

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