

# KIT JOHNSON

residential



Weston, Bath

£425,000

**A Stylish, Modernized, Three Bedroom 1960's Semi. Popular Location. EPC Grade D**





28 Leighton Road

Bath

BA1 4NE

PRICE: £425,000

A beautifully appointed, refurbished, semi detached house in an elevated position in a Cul-de-Sac off Leighton Road in popular Upper Weston. Large porch with lovely views, front door, hallway, open plan living/dining room, brand new fitted kitchen with integrated appliances. Upstairs there are three bedrooms and a new bathroom suite. Outside, the gardens to the front and back are a blank canvas but could be delightful taking in the views towards Dean Hill and Kelston Roundhill. Driveway to single garage. Ideal for the M4 via Lansdown, Weston All Saints Primary School and the amenities in Weston Village. Offered with vacant possession. Highly recommended.

**1960's Semi**

**Refurbished 2024**

**Three Bedrooms**

**Living/ Dining Room**

**Fitted Kitchen**

**UPVC Double Glazing**

**Gas Central Heating (2023)**

**Council Tax Band D £2155**

**Freehold**

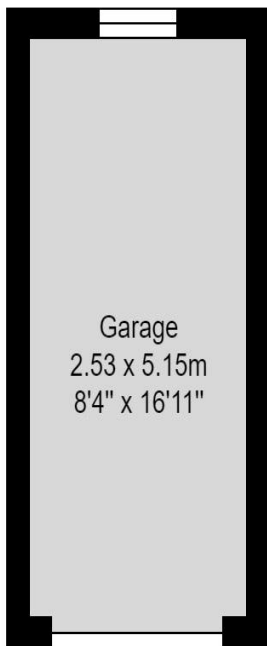
**833 Sq Ft (77.4 Sq Mt) excl  
Garage**

**Front & Rear Gardens**

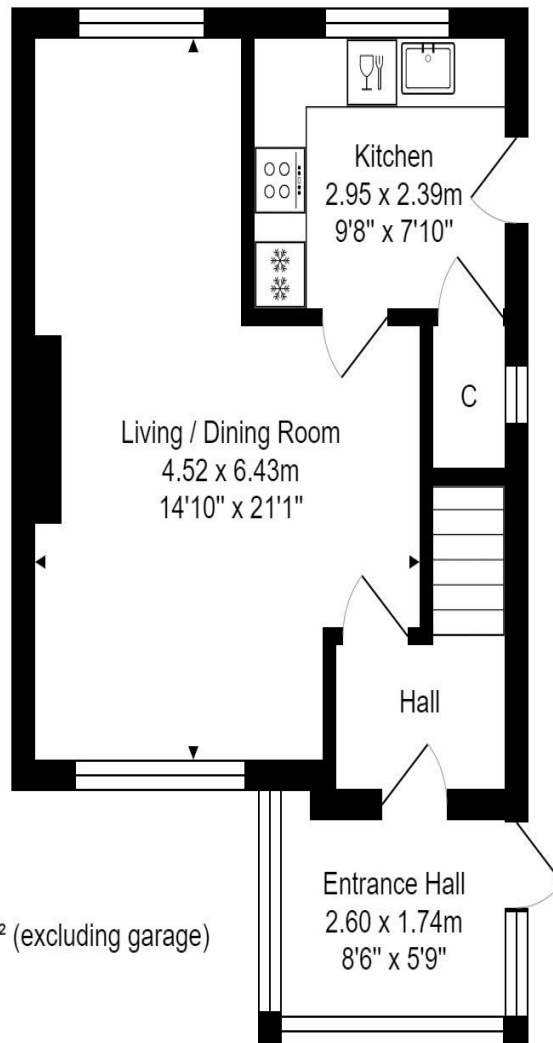
**Garage & Driveway**



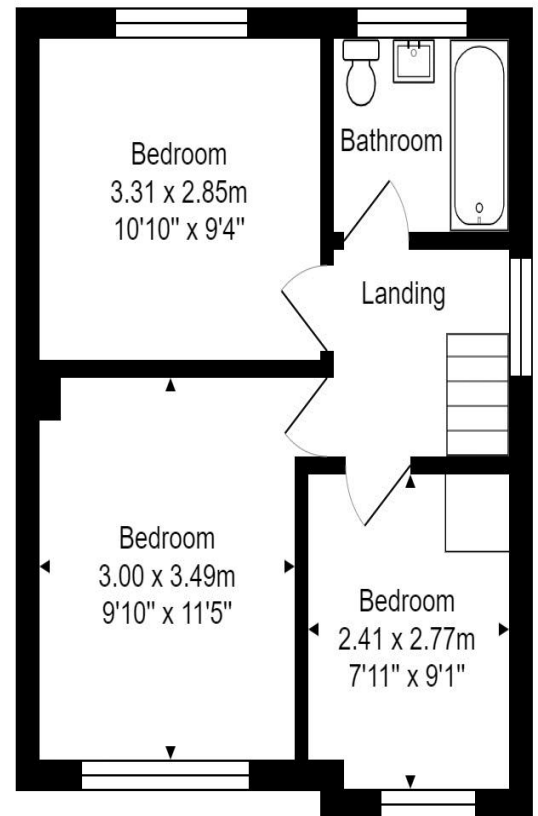
Garage  
Area: 13.1 m<sup>2</sup> ... 141 ft<sup>2</sup>



Ground Floor  
Area: 41.4 m<sup>2</sup> ... 446 ft<sup>2</sup>



First Floor  
Area: 35.9 m<sup>2</sup> ... 387 ft<sup>2</sup>



Total Area: 77.4 m<sup>2</sup> ... 833 ft<sup>2</sup> (excluding garage)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.

Area includes internal and external wall thickness

[www.epcassessments.co.uk](http://www.epcassessments.co.uk)

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