



Weston, Bath

£420,000

**A 1930's Three Bedroom Semi Detached House. Large Gardens. EPC Grade D**





28 Broadmoor Lane  
Bath  
BA1 4JY

**PRICE: £420,000**

A charming 1930's semi detached house with a delightful 200 ft garden to the rear in the ever popular Broadmoor Lane close to open countryside yet within walking distance of local amenities in Weston. Offered with vacant possession and in need of some updating in places, the home has a wonderful feel and would be ideal for a young family or perhaps those downsizing. Hall, sitting room, dining room, fitted kitchen, Conservatory and cloakroom. Upstairs there are three bedrooms and a generous bathroom suite. Small front garden with steps up and extensive lawned gardens at the rear with views towards Dean Hill and Kelston Roundhill opposite the house. A wonderful opportunity.

**1930's Semi Detached**

**Three Bedrooms**

**Two Reception Rooms**

**Fitted Kitchen**

**Conservatory**

**Cloakroom and Bathroom**

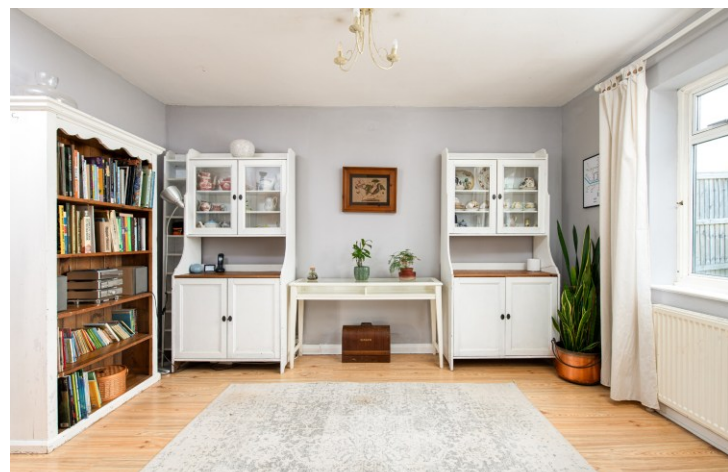
**200 FT Rear Garden**

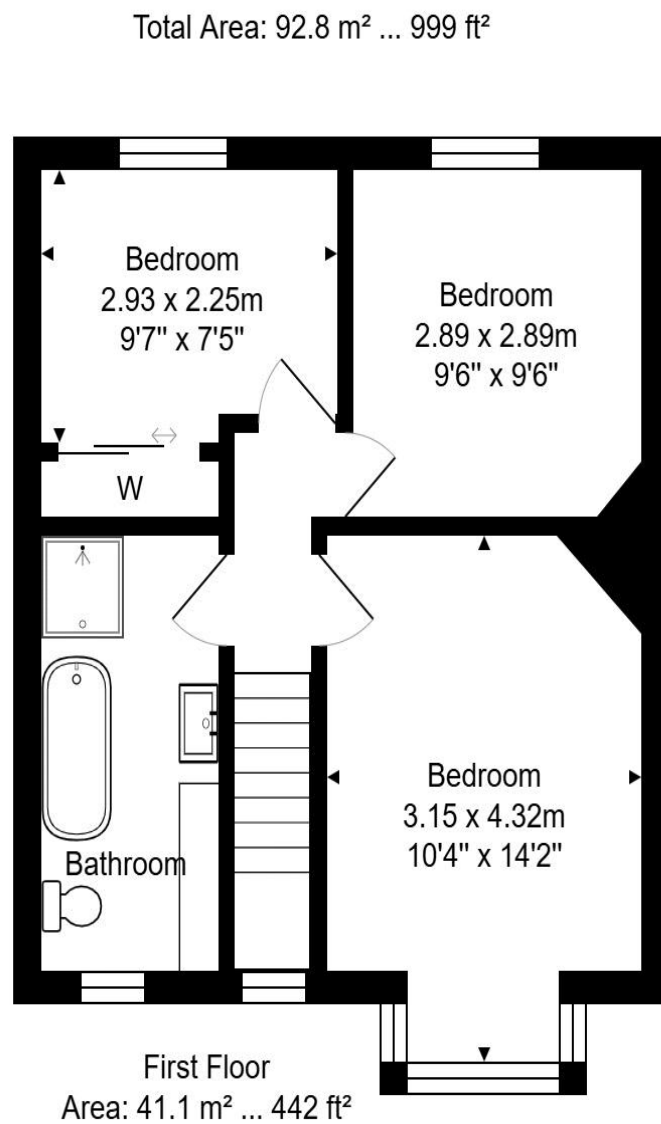
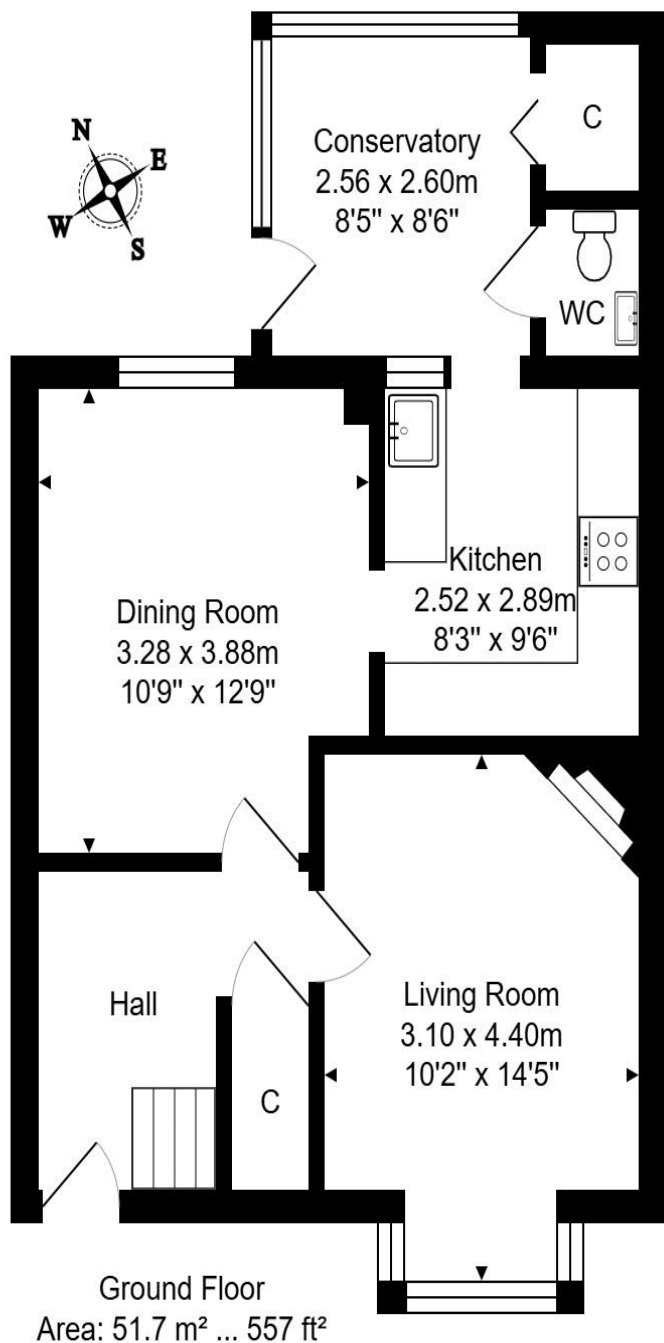
**999 Sq Ft (92.8 Sq Mt)**

**Council Tax Band D £2266**

**Gas Central Heating**

**Freehold**





Total Area: 92.8 m<sup>2</sup> ... 999 ft<sup>2</sup>

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)

**Kit Johnson Residential**  
**26-33 High St**  
**Weston**  
**Bath**  
**BA1 4BX**  
**01225 444447**  
**sales@kitjohnson.co.uk**  
**www.kitjohnson.co.uk**