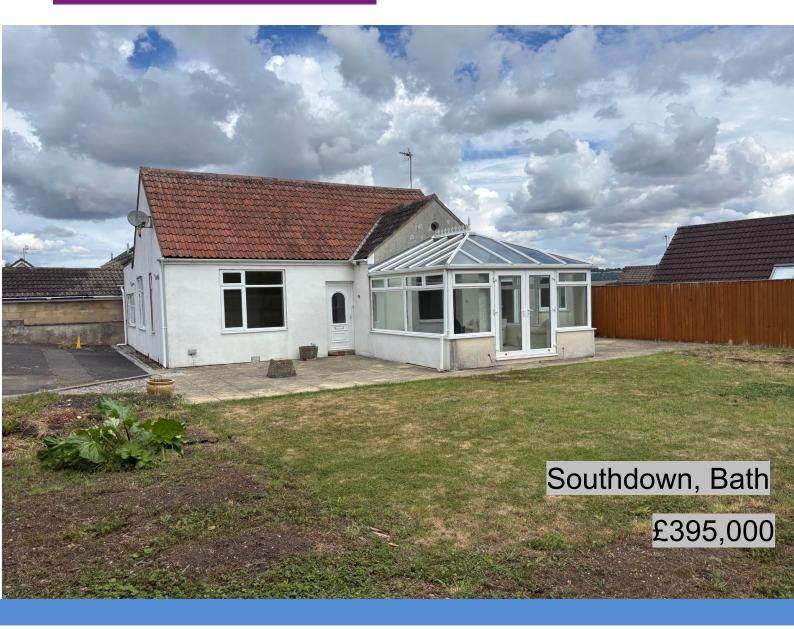
## KIT JOHNSON residential



A 1920's Detached Bungalow, Level Plot, Great Potential. EPC Grade G





78 Mount Road Southdown Bath BA2 1LH

PRICE: £395,000

Unique opportunity. A 1920's extended detached bungalow on a level plot down a private driveway off Mount Road in the Southdown area of Bath. A blank canvas and in need of updating throughout. There is potential to create the home you want, this would also be ideal for those who need to create a dwelling with level access. At present, there is only plumbing for a bathroom and utility. Hall, three bedrooms, bathroom, utility, living room, Conservatory, 23 ft kitchen diner with fitted units. Detached large garage with power and driveway parking/turning space. Level lawned gardens. Mount Road has a selection of local shops, nearby school and Doctors surgery. Offered with vacant possession and priced to sell.

In Need of Updating

1020's Detached Bungalow

**Good Size Level Plot** 

**Long Private Drive** 

**Close to Amenities** 

**Detached Garage with Power** 

**Council Tax Band C £2014** 

1204 Sq Ft (111.9 Sq Mt)

**Freehold** 

Gas, Electric & Mains Drainage

**Three Bedrooms** 

Kitchen/ Diner

**Living Room & Conservatory** 

**Vacant Possession** 







Area: 26.6 m<sup>2</sup> ... 286 ft<sup>2</sup>

Total Area: 111.9 m<sup>2</sup> ... 1204 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. 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