

# whiteley helyar



1,160 ft<sup>2</sup>



3 bedrooms



bathroom



garage &  
driveway  
parking

Guide Price                      £475,000

26 Leighton Road, Weston, Bath, BA1 4NE

A 1960s built three double bedroom detached home, in a cul-de-sac location, offered with no onward chain. Although the house has been well maintained over the years, it could now do with further updating to create a wonderful family home with glorious southerly views.

### ACCOMMODATION

Sitting room with southerly views and double doors to dining room

Dining room with glazed door to the garden

Kitchen

Three double bedrooms

Bathroom & separate W.C.

Cloakroom

### EXTERNALLY

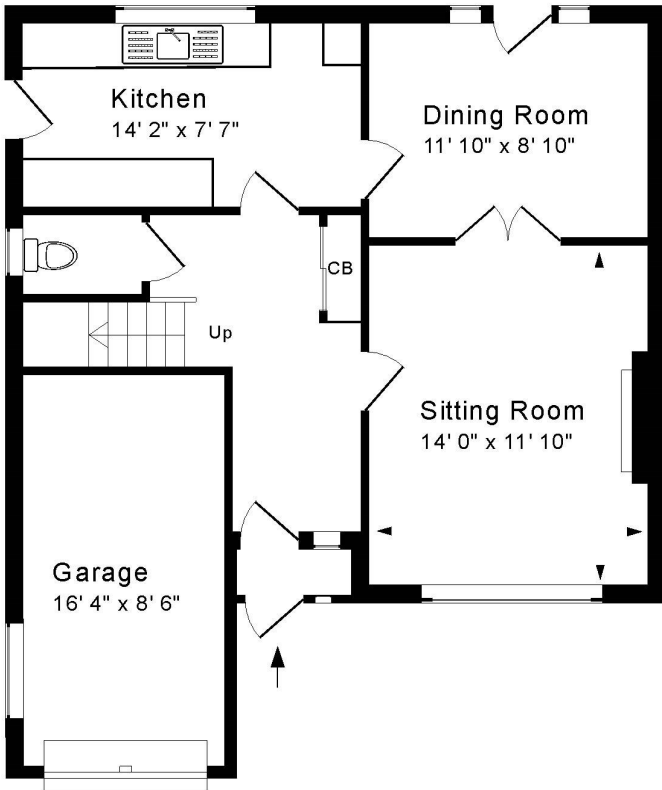
The rear garden can be accessed from both the dining room and kitchen, with steps leading up to the predominantly lawned area, bordered by mature shrubs. To the front of the house, further planting creates a pleasant outlook, with driveway parking for one car leading up to the single garage.

### LOCATION

The house stands in a sought-after area, within a short walk of the outstanding Weston All Saints Primary School and the various shops and amenities in Weston High Street beyond. The Royal United Hospital and Chelsea Road are close to hand - as are walks through fabulous rolling countryside. The house is well served by buses to the centre - some 3 miles away, whilst swift access to the M4 is available without the need to cross the city.







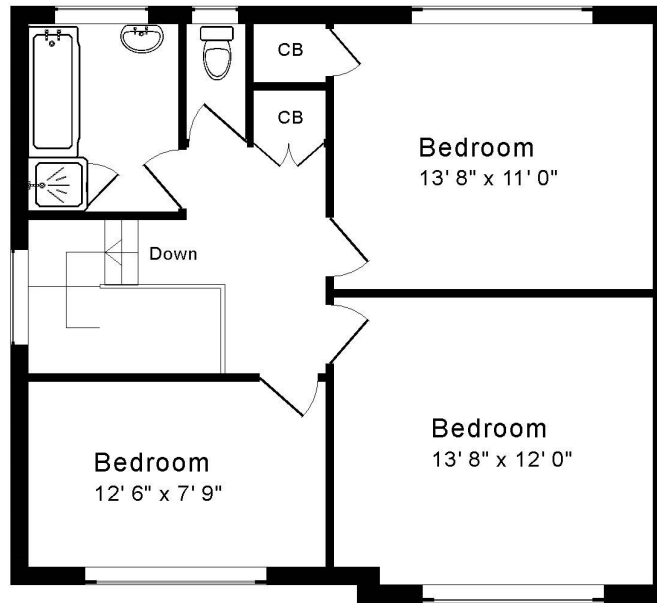
**Ground Floor**

Approx. Gross Internal Floor Area 1,160 Sq. Ft. / 108 Sq. M  
Excludes Garage, Porch.

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Drawing Number:172-0761

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**First Floor**

**Tenure: Freehold**  
**Council Tax Band: 'E' £2,575.27**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	82
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

