

# whiteley helyar



1,001ft<sup>2</sup>



3 bedrooms



bathroom



driveway parking  
& garage

Guide Price                      £425,000

71 Leighton Road, Bath, BA1 4NG



An extended three bedroom semi detached house with garage and driveway within this sought after and peaceful residential road enjoying stunning views. Although the house has been well maintained over the years, it could now do with updating to create a wonderful family home.

### ACCOMMODATION

entrance hall  
sitting room  
dining room  
garden room

kitchen  
downstairs toilet  
three bedrooms  
bathroom

### EXTERNALLY

There is a gated driveway to the front of the property with area of lawn providing space to enlarge the driveway if desired. The rear garden is laid to lawn bordered by flower beds and enclosed by bushes to boundaries. There is gated side access with pathway leading to the rear of the garden home to a timber garden store.

### LOCATION

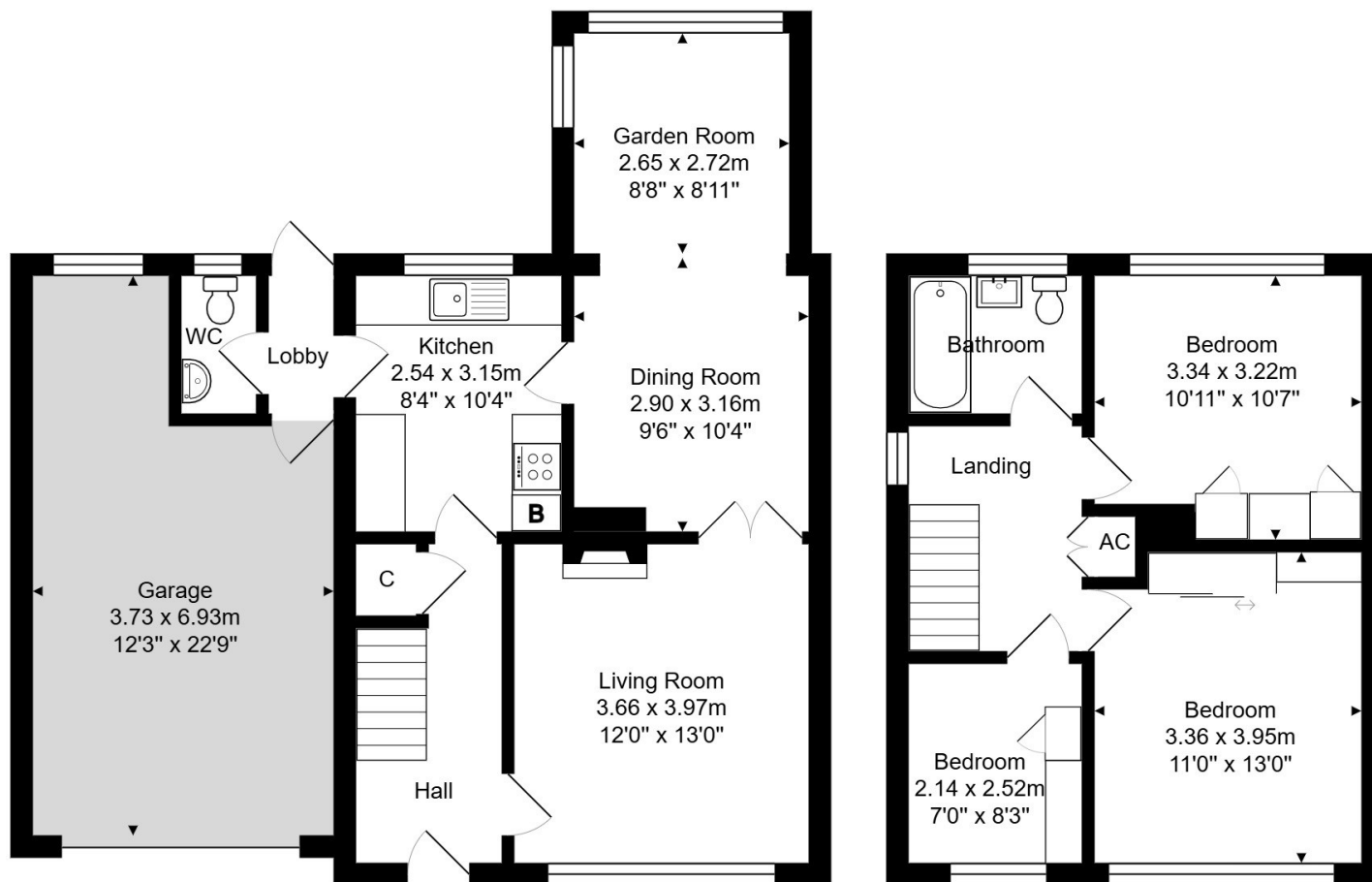
The house stands in a sought-after area, within a short walk of the outstanding Weston All Saints Primary School and the various shops and amenities in Weston High Street beyond. The Royal United Hospital and Chelsea Road are close to hand - as are walks through fabulous rolling countryside. The house 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  
Area: 52.3 m<sup>2</sup> ... 563 ft<sup>2</sup>

First Floor  
Area: 40.7 m<sup>2</sup> ... 438 ft<sup>2</sup>

Total Area: 93.0 m<sup>2</sup> ... 1001 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		77
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		37
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Tenure:** Freehold  
**Council Tax:** 'D' = £2,214.54

