



£200,000

Energy Efficiency Rating: tbc

## Loxton Drive, Bath, BA2 1BR.

This stunning modern city property boasts two double bedrooms and is situated in a highly sought after cul de sac location. The benefits include double glazing, an immaculate interior and useful south facing garden. An early viewing is strongly advised. Please call 01225 463006 to arrange an internal viewing.





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The property briefly comprises a lounge, conservatory, kitchen/dining room, two double bedrooms and a bathroom.

The south facing garden is very secluded and is laid mainly to lawn with areas of landscaping, a pond, flower beds and shrubs, as well as a secure concrete store.

The shops and cafés of Moorland Road are in close proximity. There are various new gyms in the area as well as the Linear Park Cycle Path. The property offers good access to the city centre, the universities and Bristol Beyond.

An early viewing is highly advised. Please call 01225 463006 to arrange an internal inspection.

**Lounge: 4.75m (max) x 3.33m (max)**

UPVC double glazed door to front aspect, UPVC double glazed patio doors to front aspect, UPVC double glazed window to front aspect, built in cupboard, built in shelving, stairs.

**Conservatory: 3.15m (max) x 1.94m (max)**

UPVC double glazed patio doors to front aspect, UPVC double glazed windows to rear and side aspects, laminate flooring, pleasant south facing aspect towards garden.

**Mezzanine Landing**

With doors to all rooms.

**Kitchen/Dining Room: 4.75m (max) x 2.43m (max)**

2x UPVC double glazed windows to rear aspect, electric heater, range of base and wall mounted units, 1 ½ bowl stainless steel sink drainer unit with mixer tap, integrate electric cooker, electric hob, built in cupboard containing fuse box and electricity meter, laminate flooring, views towards northern slopes.

**Bathroom:**

Wash basin with vanity unit, panelled bath with shower attachment, WC, heated towel rail, built in cupboard containing immersion tank.

**First Floor Landing**

With doors to all rooms.

**Bedroom: 3.72m (max) x 2.95m (max)**

UPVC double glazed window to front aspect, built in cupboards, laminate flooring, pleasant south facing garden aspect.

**Bedroom: 2.42m x 2.12m**

UPVC double glazed window to front aspect, pleasant south facing garden aspect.

**Front Garden:**

Laid mainly to lawn with flower beds and shrubs, garden pond, secure concrete store building, ornamental fencing.

**Agents Notes:**

Tenure: Leasehold

Length Of Lease: Approximately 101 Years remaining

Service/Management: £50.11pcm

Ground Rent: £10PA

Management Company: Curo

*For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on [sales@ahea.co.uk](mailto:sales@ahea.co.uk)*

**[www.ahea.co.uk](http://www.ahea.co.uk)**



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Bath,  
BA2 1BR.

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branch or go online to  
book your viewing.



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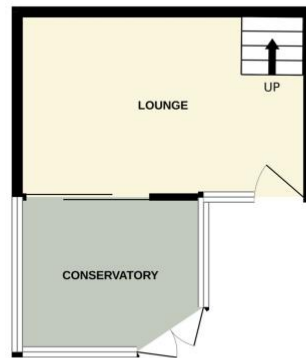
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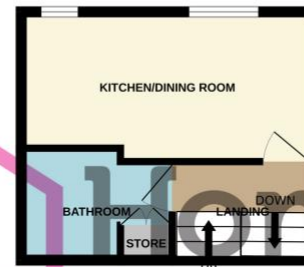
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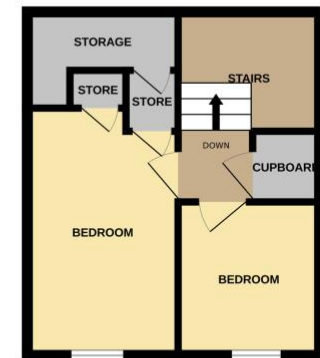
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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