

# KIT JOHNSON

residential



**Well Appointed Three Bedroom Detached House. Stunning Views. Popular Location. EPC Grade C**



69 Napier Road

Bath

BA1 4LW

**PRICE: £610,000**

A mid 1960's detached house with commanding views across Dean Hill and towards Kelston Roundhill, in a very popular residential location above Weston and below Lansdown.

The accommodation is arranged over two floors and includes porch, hall, cloakroom, sitting room with original fireplace, dining room, study and fitted kitchen. Upstairs there are three double bedrooms with an en-suite shower room to the Master bedroom and an additional family bathroom. There is permitted development consent for a rear extension.

There is also potential to convert the loft space (stc), which already has electrical wiring and plumbing put in by the present owner.

Outside, a wide driveway leads to a partly converted garage/store, bin store and side accesses. The gardens to the rear are established with a variety of

shrubs and trees, newly created patio with central steps up to a lawned garden. The house backs onto farmland. A well presented, traditional family home in a favoured location. Offered with no onward chain.

### **Detached House With Stunning Views**

**Three Double Bedrooms**

**Two Reception Rooms**

**Consent for Extension Works**

**Backing Onto Farmland**

**Cloakroom, En-Suite & Family Bathroom**

**Gas Central Heating**

**UPVC Double Glazing**

**1243 Sq Ft (115.5 Sq Mt)**

**No Onward Chain**

**Storage & Parking**

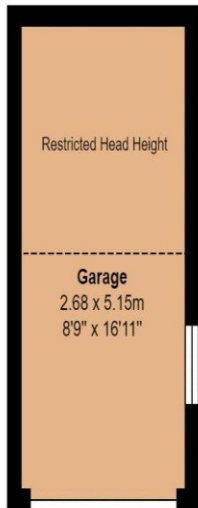
**Freehold**

**Ideal Access for M4 (Via Lansdown)**

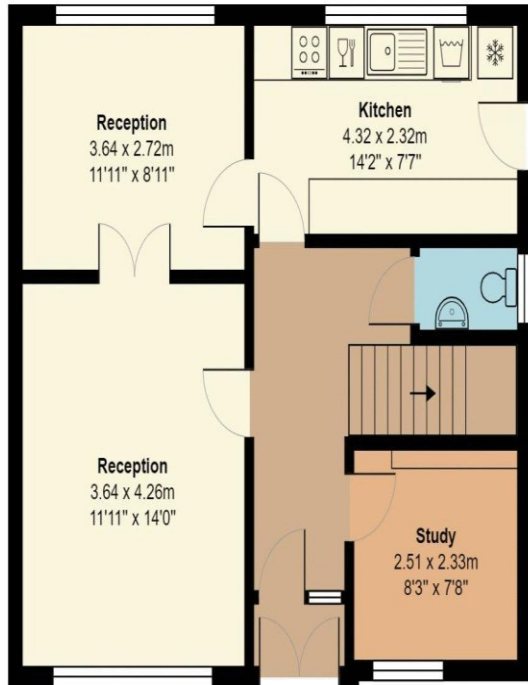
**Council Tax Band E £2769**



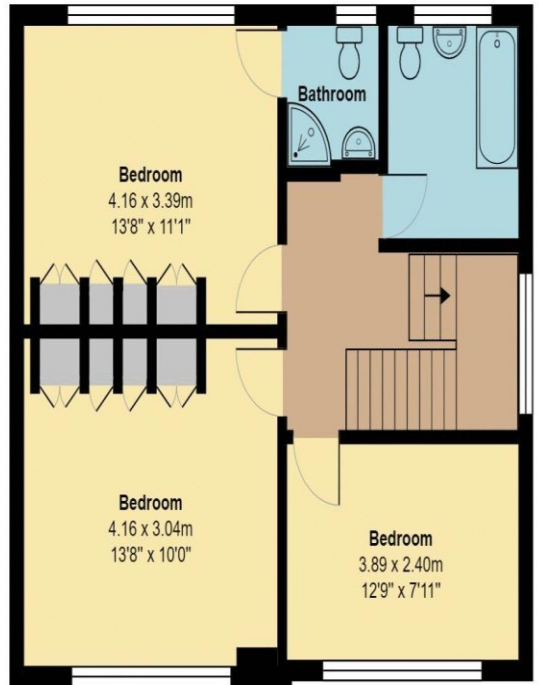
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**Garage**  
Area: 13.8 m<sup>2</sup> ... 148 ft<sup>2</sup>



**Ground Floor**  
Area: 57.8 m<sup>2</sup> ... 622 ft<sup>2</sup>



**First Floor**  
Area: 57.7 m<sup>2</sup> ... 621 ft<sup>2</sup>



Total Area: 115.5 m<sup>2</sup> ... 1243 ft<sup>2</sup> (excluding garage)

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.  
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