

# KIT JOHNSON

residential



Weston, Bath

£450,000

**A Well Appointed Light & Airy Three Bedroom Semi. Wonderful Views. EPC Grade D**



79 Leighton Road  
Bath  
BA1 4NG

**PRICE: £450,000**

Being sold for the first time since it was built in 1965, a beautiful and well looked after semi detached house with gorgeous rural views toward Dean Hill and Kelston Roundhill. Porch, hall, living room, dining room, fitted kitchen with internal access to the long single garage (potential to put in a downstairs cloakroom). Upstairs there are three good bedrooms and a bathroom. Driveway and gardens at the front, patio, gravelled garden with borders at the rear facing South and with a wonderful open aspect. Leighton Road is ideally situated in Upper Weston for Weston All Saints School, the M4 via Lansdown and is on a bus route/walking distance into the Village and Bath City Centre. Offered with no onward chain. A truly wonderful home.

**Circa 1965**

**Three Bedroom Semi**

**Two Reception Rooms**

**Fitted Kitchen**

**Garage & Driveway**

**South Facing Garden**

**Stunning Views**

**Council Tax Band D £2266**

**Freehold**

**872 Sq Ft (81 Sq Mt)**

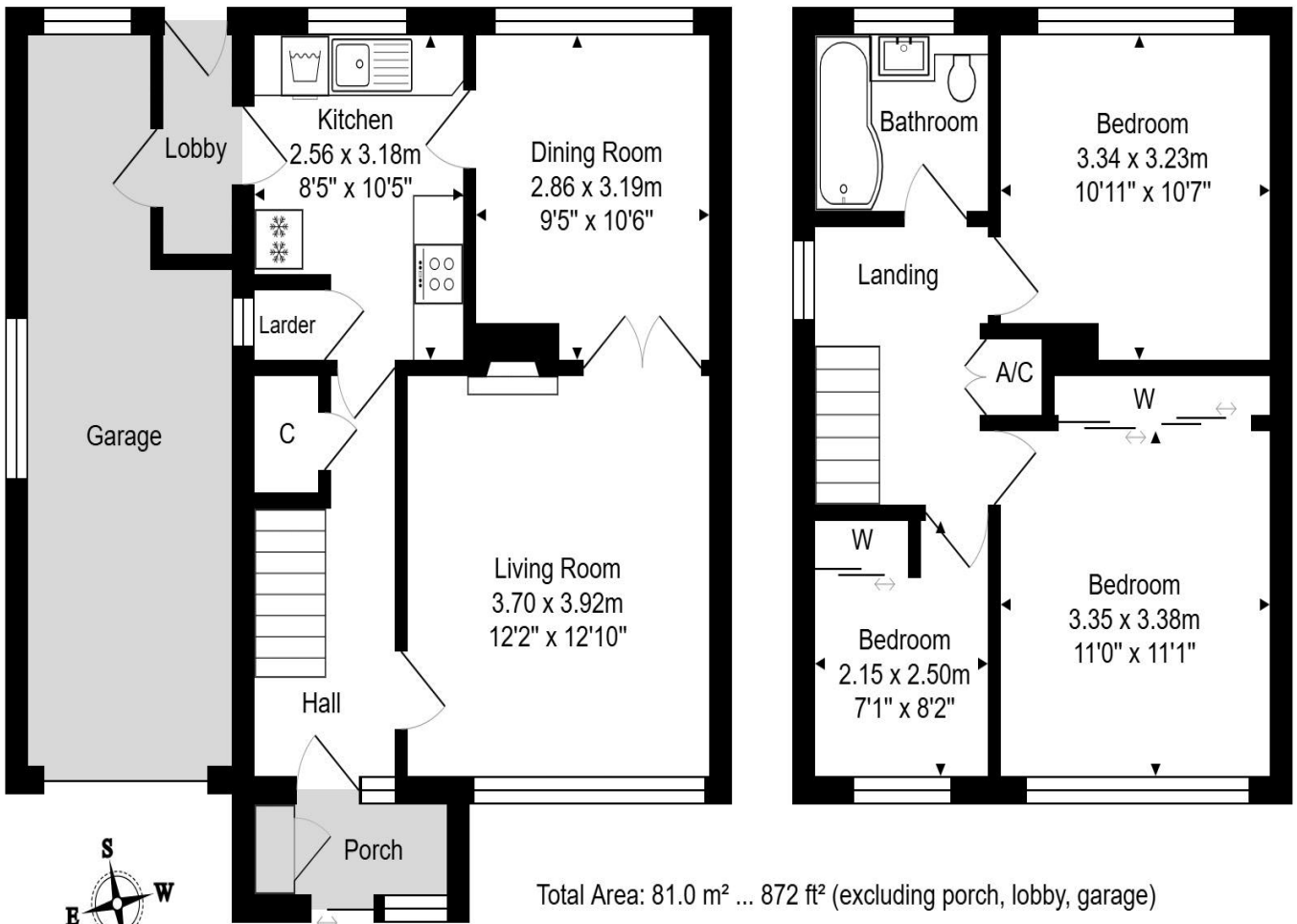
**Gas Central Heating**

**Scope to Extend (STC)**



Ground Floor  
Area: 40.5 m<sup>2</sup> ... 436 ft<sup>2</sup>

First Floor  
Area: 40.5 m<sup>2</sup> ... 436 ft<sup>2</sup>



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](http://www.epcassessments.co.uk)

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