



 Home  
ESTATE AGENTS OF BATH

**£259,500**

Council Tax Band: B

Energy Efficiency Rating: D

## Langdon Road, Bath, BA2 1LT.

An excellent opportunity has arisen to purchase this well presented 'Ashgrove' design, 1 bedroomed semi detached home built by Lovell Homes situated on the 'Southdown Park Development' on the southern slopes of Bath. The property would be ideal for a first time buyer/investor or downsizer and offers further scope to incorporate the garage (subject to normal permissions) into more residential accommodation. An early inspection is highly recommended. Please call 01225 463006 to arrange a viewing.





An excellent opportunity has arisen to purchase this well presented 1 bedroomed semi detached property situated on this popular development on the southern slopes of Bath.

The property would be ideal for a first time buyer/investor or downsizer and offers further scope to incorporate the garage (subject to planning permission) into the residential

accommodation, giving further downstairs space. The benefits include gas central heating, double glazing, open plan downstairs living, landscaped gardens, off road parking and garage.

The accommodation briefly comprises:- entrance porch, lounge/diner/kitchen, 1 double bedroom and upstairs bathroom. An early inspection is highly recommended. Please call 01225 463006 to arrange a viewing.

### **Entrance Porch:**

Entered via double glazed double doors, front door to:

### **Open Plan**

### **Lounge/Kitchen/Diner:**

### **Lounge/Diner: 5.62m x 3.70m (total size)**

Double glazed windows to front aspect, radiator, fitted modern dresser with shelving and cupboards below, stairs rising to first floor landing, TV point, telephone point, small understairs dining area, radiator, access to kitchen area.

### **Kitchen:**

Stainless steel sink drainer unit with range of base level and wall units, fitted woodblock work surfaces, electric cooker point, plumbing for

washing machine, tiled splashbacks, double glazed window to rear aspect, fitted larder cupboard, double glazed door to rear garden.

### **First Floor Landing:**

Access to loft space, cupboard housing Worcester gas combi boiler, further fitted airing cupboard, central heating controls, doors to:-

### **Bedroom: 3.64m x 2.77m**

2x double fitted wardrobes, fitted shelving, radiator, double glazed window to front aspect.

### **Bathroom:**

White suite of panelled bath, with mixer tap and shower attachment, low flush WC, wash hand basin, tiled splashbacks,

radiator, double glazed window to rear aspect.

### **Garage/Parking:**

Single garage with up and over door, power and light, parking for one car to the front.

### **Front Garden:**

Path to front door, mature shrub and flower borders. Gated side access to:-

### **Rear Garden:**

Low maintenance and landscaped rear garden with raised patio area, steps down to slated lower gardens with shrubs and borders and access to personal door to garage, outside tap and lighting.

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

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

# £259,500

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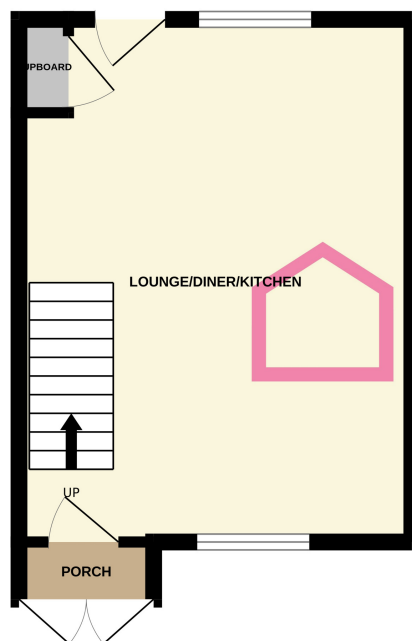
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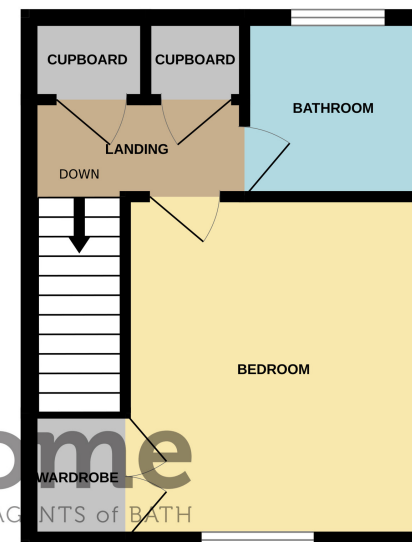
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GROUND FLOOR



1ST 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, fixtures and appliances shown have not been tested and no guarantee is given.

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