

# KIT JOHNSON

residential



Southlands, Bath

£375,000

**A Light & Airy Three Bedroom Semi Detached House. EPC Grade C**



148 Southlands

Bath

BA1 4EB

PRICE: £375,000

A particularly spacious and light semi detached house in a popular residential area off Weston High Street and close to all the local amenities the village has to offer. The house has been updated and improved in recent years with excellent family accommodation. The accommodation includes porch, hall, living room with French doors onto the rear garden, open plan kitchen/dining room with integrated appliances. Upstairs there are three good bedrooms, bathroom and secondary W.C. Extensive lawned South facing gardens, garden store/workshop. A well priced house of generous proportions.

**Semi Detached**

**Three Bedrooms**

**Two Receptions**

**Well Appointed**

**Gas Central Heating**

**926 Sq Ft (86.0 Sq Mt)**

**Council Tax Band C £2014**

**Freehold**

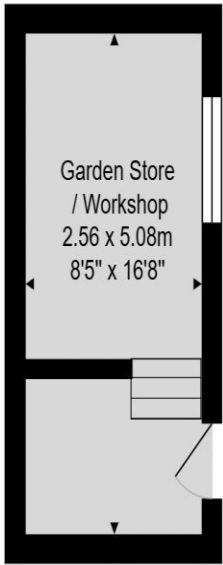
**Large South Facing Gardens**

**Workshop/Store**

**Close Access to Local Facilities**

**Views up to Lansdown**





Garden Store / Workshop  
2.56 x 5.08m  
8'5" x 16'8"

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

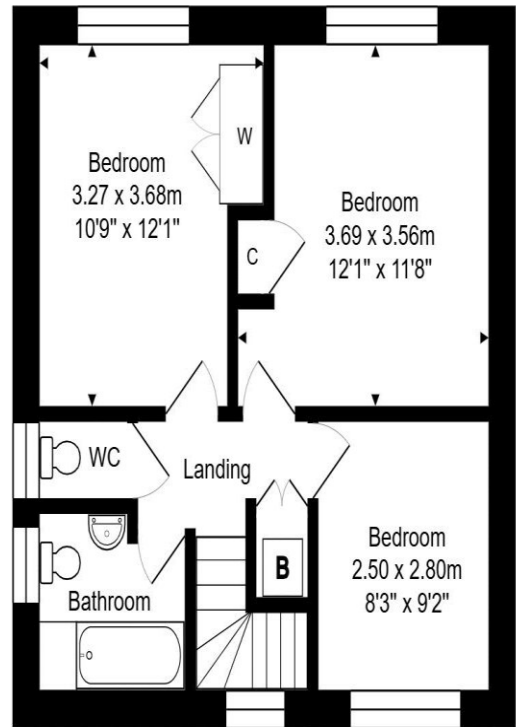
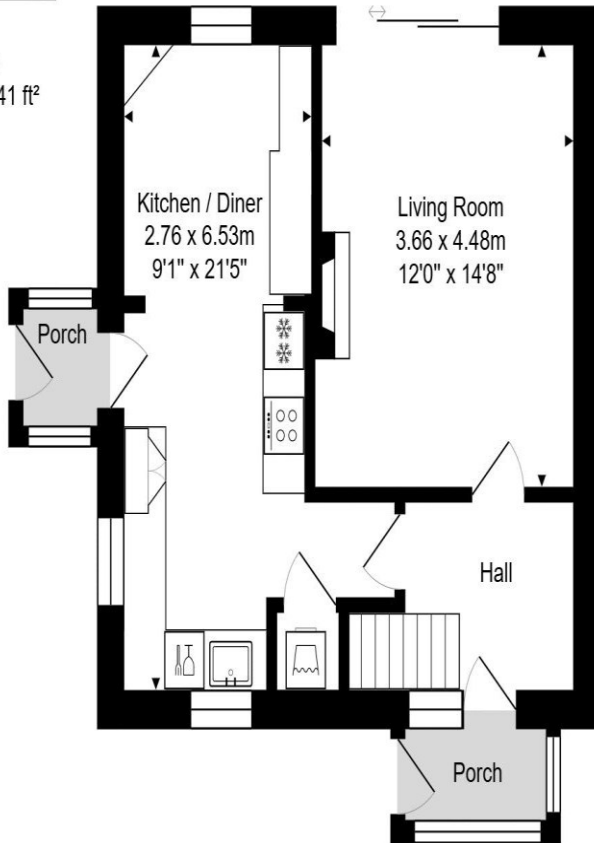
Total Area: 86.0 m<sup>2</sup> ... 926 ft<sup>2</sup> (excluding porches, Garden store / workshop)



Ground Floor  
Area: 43.0 m<sup>2</sup> ... 462 ft<sup>2</sup>

First Floor  
Area: 43.0 m<sup>2</sup> ... 463 ft<sup>2</sup>

Garden Store  
Area: 13.1 m<sup>2</sup> ... 141 ft<sup>2</sup>



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