KIT JOHNSON
residential



A Fine Three-Bedroom Detached Home. Prime Location. In Need of Updating. EPC Grade D





The Coach House
Weston Park West
Bath
BA1 4AR

PRICE: £800,000

Executor's Sale. Built in 1961 and on the open market for the first time since 1974, a modern, detached house in need of updating with the potential to extend (subject to consents), and in a highly sought after location on the West side of Bath City Centre. Shared drive leading to a private gravelled drive and garage. The accommodation includes porch, central hall and staircase, cloakroom, living room, dining room, kitchen and utility room. Upstairs there are three good bedrooms and bathroom. Extensive lawned level gardens to the front with a sunny aspect. There is also a small separate plot of land included in the sale. Weston Park is within walking distance of the shops in Weston Village and Bath City Centre via Victoria Park. It is very rare such properties like this come to market. Huge potential in a private location.

Circa 1961

Three Bedroom Detached House

Two Reception Rooms

Kitchen & Utility

Cloakroom & Bathroom

Scope to Extend (STC)

In Need of Updating

1490 Sq Ft (138.5 Sq Mt) Excl Garage

Freehold

Large Lawned Gardens

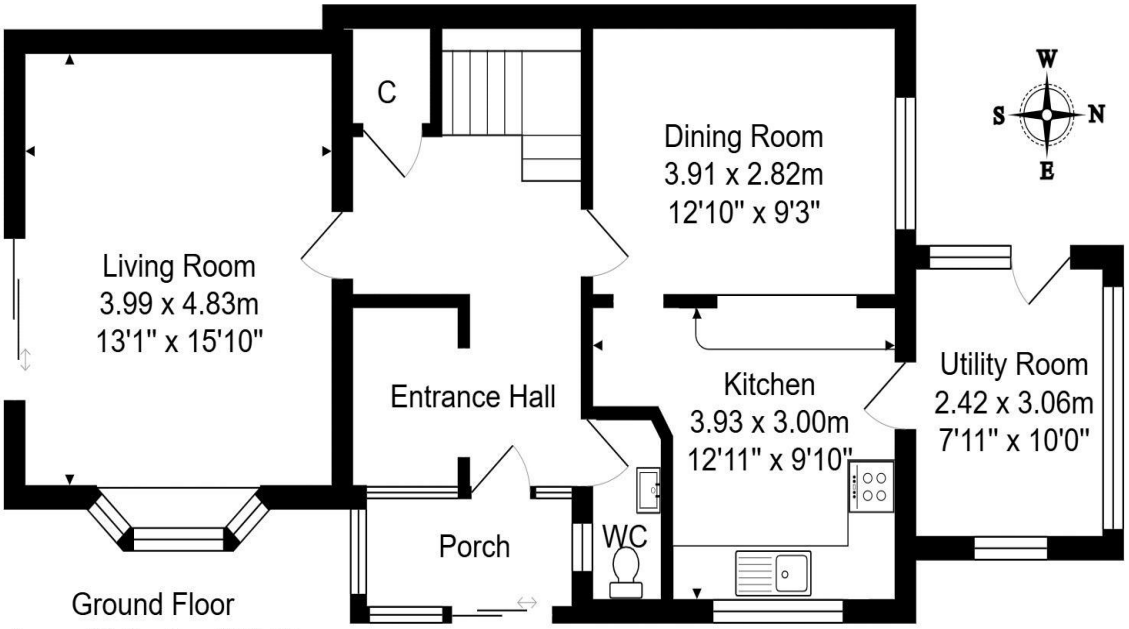
Garage & Parking

Gas Central Heating

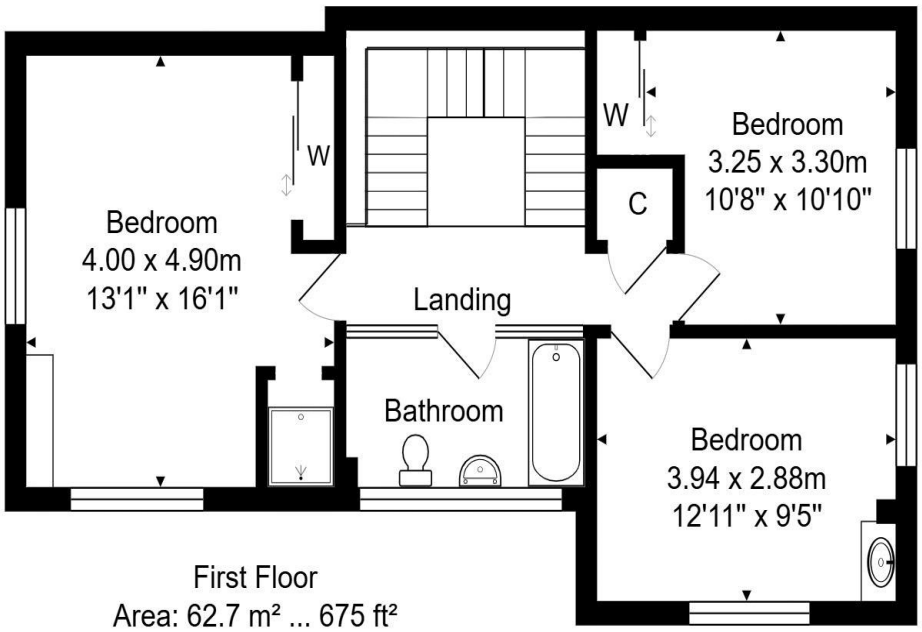
Council Tax Band F £3273



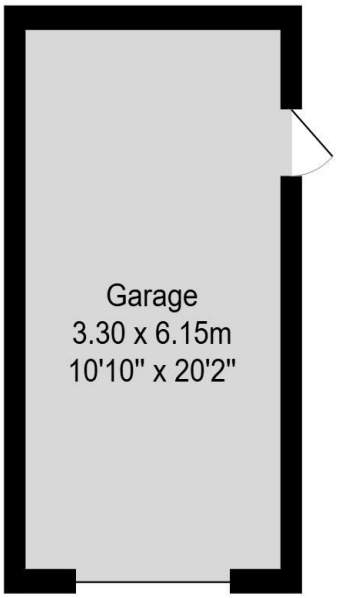




Ground Floor
Area: 75.8 m² ... 816 ft²



First Floor
Area: 62.7 m² ... 675 ft²



Garage (not in exact location)
Area: 20.4 m² ... 219 ft²

Total Area: 138.5 m² ... 1490 ft² (excluding garage)

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.
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