

# KIT JOHNSON

residential



Weston, Bath

£325,000

**Prime Location, Two Bedroom End Terrace House. EPC Grade C**



38 Church Road  
Bath  
BA1 4BT

**PRICE: £325,000**

A well appointed end terrace house overlooking the tranquil graveyard of Weston All Saints Church in this most stunning of settings above Weston Village. Built in 1986 by a local developer.

The accommodation includes porch, living room, kitchen/dining room with integrated appliances and French doors onto an attractive, enclosed part-walled garden with side access. Upstairs there are two bedrooms and a bathroom suite. Adjacent to the bottom of the three houses built there is private parking.

Church Road is highly sought after and is within walking distance of all amenities in Weston Village. Bath City Centre is about a 20 minute walk via Royal Victoria Park and the road is on the link to the Cotswold

Way. Basic stamp duty exempt. Prime location. Ideal first home or for those looking to downsize.

**Stunning Location**

**Circa 1986**

**Two Bedrooms**

**Living Room**

**Kitchen/Dining Room**

**Courtyard Garden**

**Parking**

**711 Sq Ft (66.11 Sq Mt)**

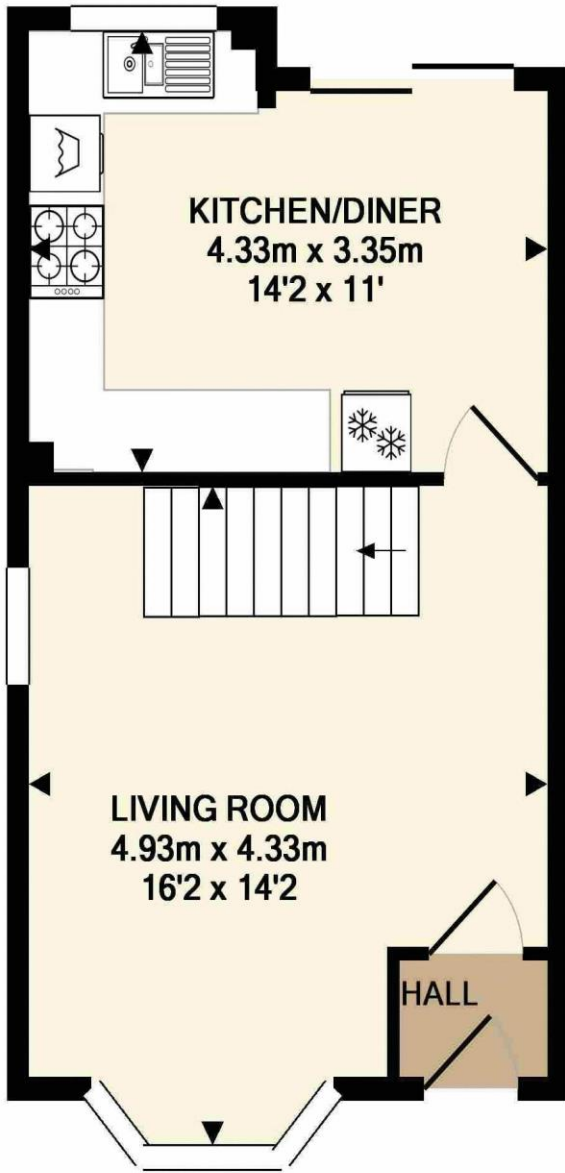
**Freehold**

**Council Tax Band C £1603**

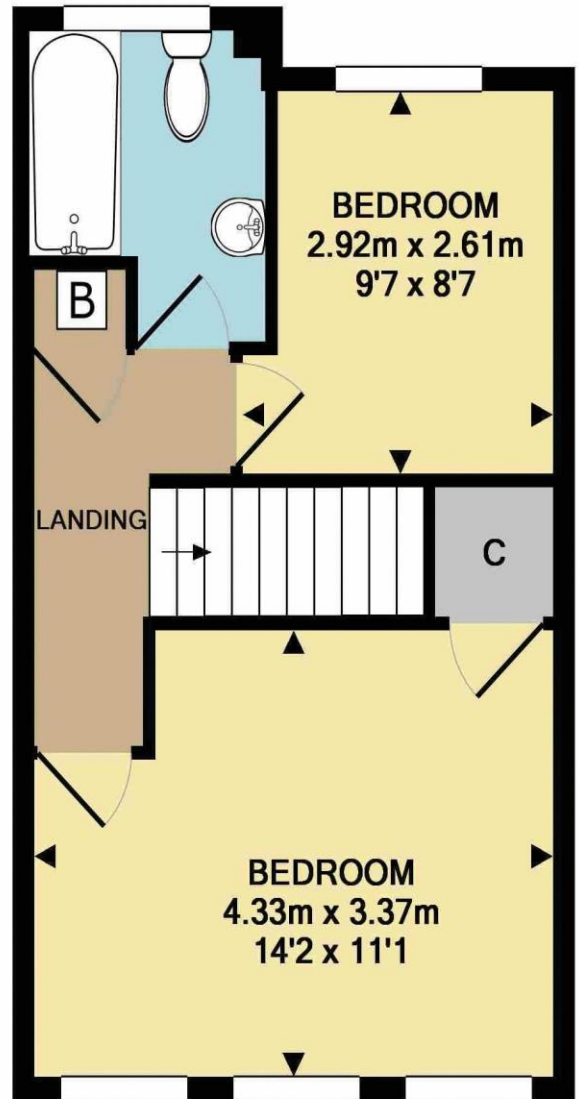
**Gas Central Heating**

**UPVC Double Glazing**





GROUND FLOOR  
APPROX. FLOOR  
AREA 33.4 SQ.M.  
(360 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 32.7 SQ.M.  
(352 SQ.FT.)

TOTAL APPROX. FLOOR AREA 66.1 SQ.M. (711 SQ.FT.)

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. [www.inovusproperty.co.uk](http://www.inovusproperty.co.uk)

**Kit Johnson Residential**  
26-33 High St  
Weston  
Bath  
BA1 4BX  
01225 444447  
[sales@kitjohnson.co.uk](mailto:sales@kitjohnson.co.uk)  
[www.kitjohnson.co.uk](http://www.kitjohnson.co.uk)