

KIT JOHNSON

residential



Purlewent Drive, Bath

£650,000

Three Bedroom Detached House. Scope to Extend. Very Popular Location. EPC Grade D



25 Purlewent Drive

Bath

BA1 4AZ

PRICE: £650,000

Circa 1957, a fine detached house located in this popular road above Weston Park, close to the amenities in Weston Village as well as walking distance to the City Centre via Victoria Park. The house was extended in the early 2000's, but there is scope to further extend (subject to consents). Generous hall, cloakroom, study, dining room, dual aspect living room with a wood burning stove, fitted kitchen with integrated appliances, utility room and access to the single garage. Upstairs there are three good size bedrooms, bathroom and ensuite. Driveway parking at the front, gardens to the side and rear, patio, lawns and established borders with a South Westerly aspect. Views to Kelston Roundhill. The house has been sympathetically modernised

by the present owner to retain some of it's 1950's features. A beautiful home in one of the most popular locations in Weston.

1950's Detached House

Three Bedrooms

Three Reception Rooms

Fitted Kitchen & Utility

Cloakroom

Bathroom & Ensuite

Attractive Gardens

Garage & Parking

1489 Sq Ft (138.3 Sq Mt)

Freehold

UPVC Double Glazing

Gas Central Heating

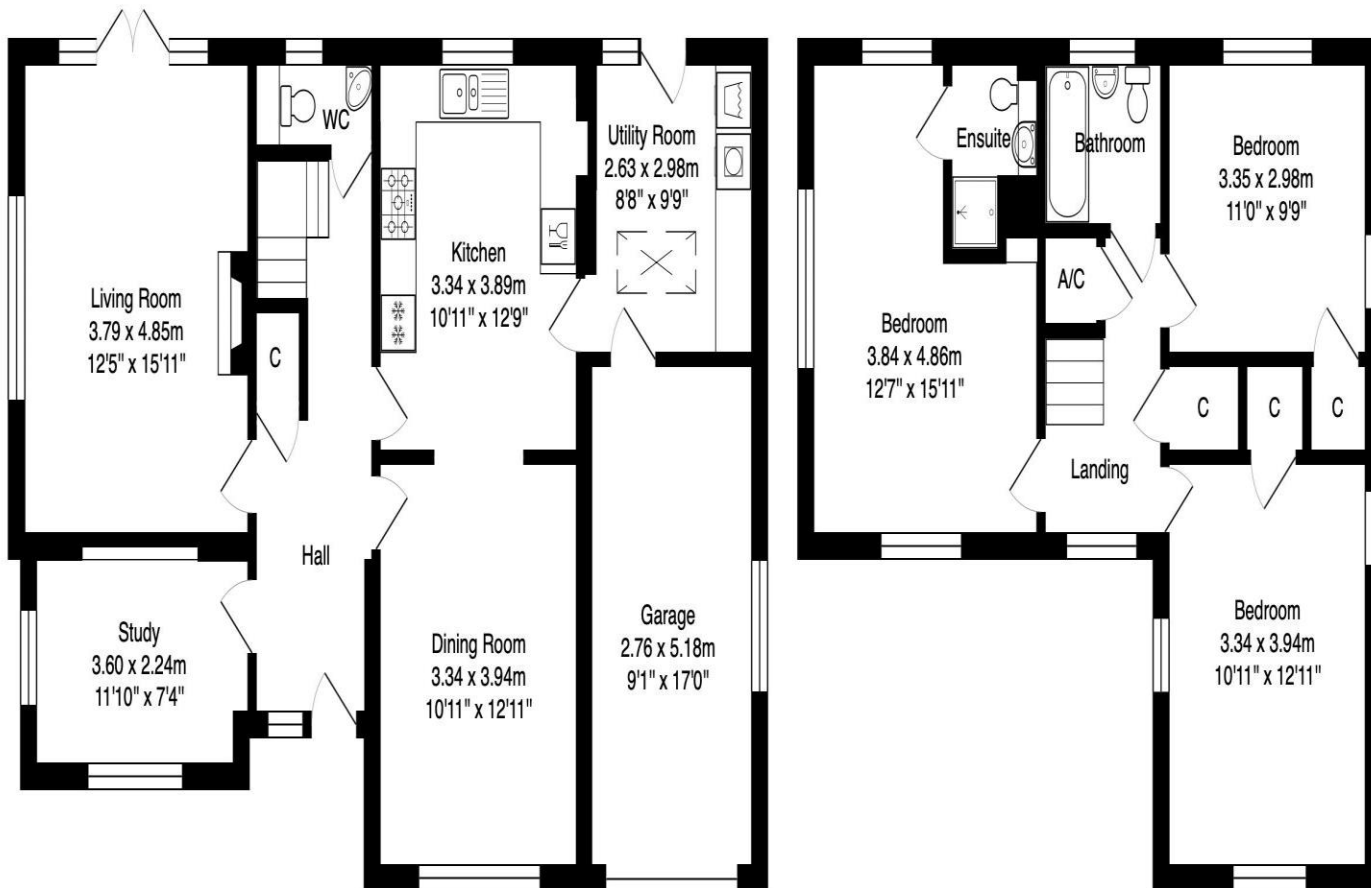
Wonderful Views

Prime Location

Council Tax Band F £2604



25 Purlewent Drive, Bath



Ground Floor
Area: 81.0 m² ... 871 ft²

First Floor
Area: 57.3 m² ... 617 ft²

Total Area: 138.3 m² ... 1489 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.

Area includes internal and external wall thickness
www.energyassessmentservices.co.uk

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