

KIT JOHNSON

residential



Kelston Mills, Bath

£250,000

Stone Built Three Storey Mills House, Perfect Setting



34 Kelston Mills

Kelston

Bath

BA1 9AL

PRICE: £250,000

Circa early 1800's, Listed Grade 2 and being sold for the first time since it was built. One of the last of the Kelston/Kelston Mills Estate properties to be sold and as such in need of updating and modernisation throughout. One of the most stunning settings on the West side of Bath, a glorious and tranquil spot above the Weir on the River Avon and overlooking the same. The cottage is end terrace and is arranged over three floors to include porch, living room, kitchen, two bedrooms and a bathroom. The extensive gardens are to the front with various old out houses / Summer house, lawns and mature shrubs, the lie of the land is such

that the houses and indeed the gardens of these houses do not flood. Allocated parking space at the other end of the terrace. A superb opportunity. Vacant possession.

Grade II Listed

Two Bedrooms

Living Room

Kitchen

Bathroom

Electric Heating

Large Gardens

Stunning Views

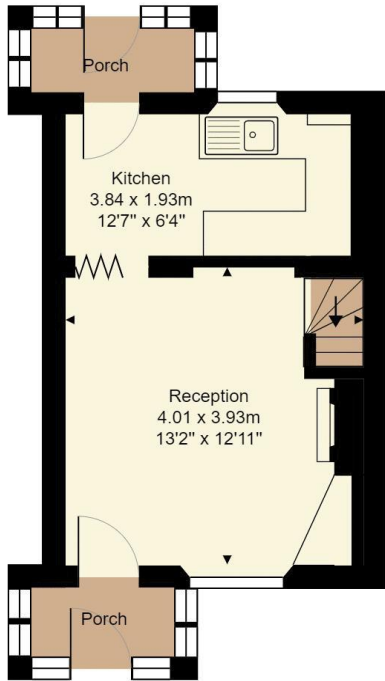
Council Tax Band A £1202

**649 Sq Ft (60.3 Sq Mt) Excl
Outbuildings**

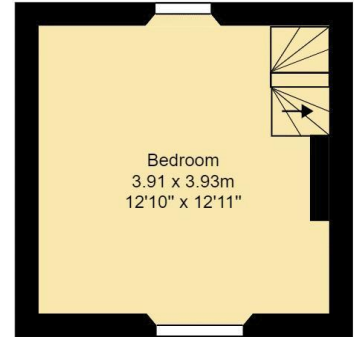
Freehold

Parking



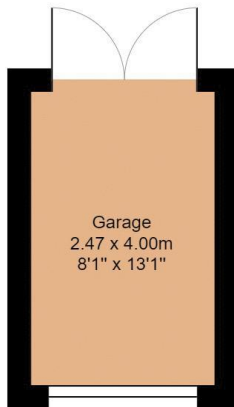


First Floor
Area: 15.4 m² ... 166 ft²

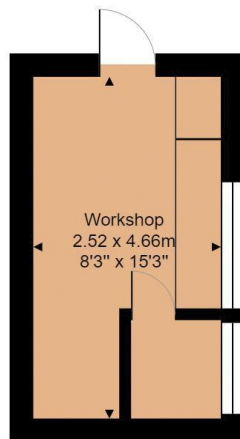


Second Floor
Area: 15.4 m² ... 165 ft²

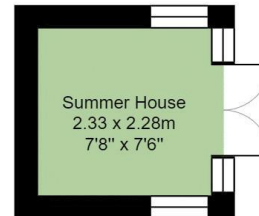
Ground Floor
Area: 29.0 m² ... 313 ft²



Garage
Area: 9.9 m² ... 106 ft²



Workshop
Area: 11.8 m² ... 127 ft²



Summer House
Area: 5.3 m² ... 57 ft²

Total Area: 60.3 m² ... 649 ft² (excluding garage, workshop, summer house)

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

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