

# KIT JOHNSON

residential



Weston, Bath

£375,000

**Light and Airy Three Bedroom Semi. Off Broadmoor Lane. EPC Grade D**



# 12 Kinber Close

Bath

BA1 4LT

**PRICE: £375,000**

An early 1970's semi detached house in a popular cul-de-sac off Broadmoor Lane. With wonderful views to the front towards Dean Hill and Kelston Roundhill. The light and spacious accommodation includes hall, open plan living/dining room, fitted kitchen and Conservatory. Upstairs there are three good sized bedrooms, bathroom and en-suite shower room. There is a small driveway at the front, garage and useful garden store/utility. Enclosed garden at the rear. A delightful family home ideal for access to Weston All Saints School, Weston Village and the M4 via Lansdown.

**Circa 1972**

**Through Reception**

**Conservatory**

**Fitted Kitchen**

**Three Bedrooms**

**Bathroom and En-Suite**

**Small Garden**

**Garage**

**Store/ Utility**

**Views**

**UPVC Double Glazing**

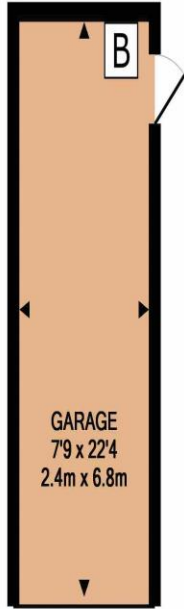
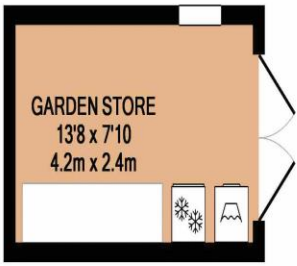
**Gas Central Heating**

**Leasehold (999 Yrs)** Ground Rent £10 p.a

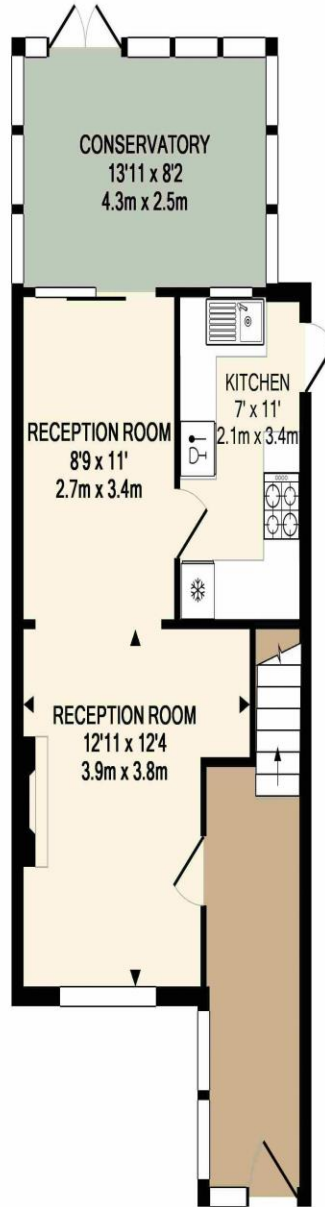
**Council Tax Band D £1573**

**1283 Sq Ft (119 Sq Mt)**

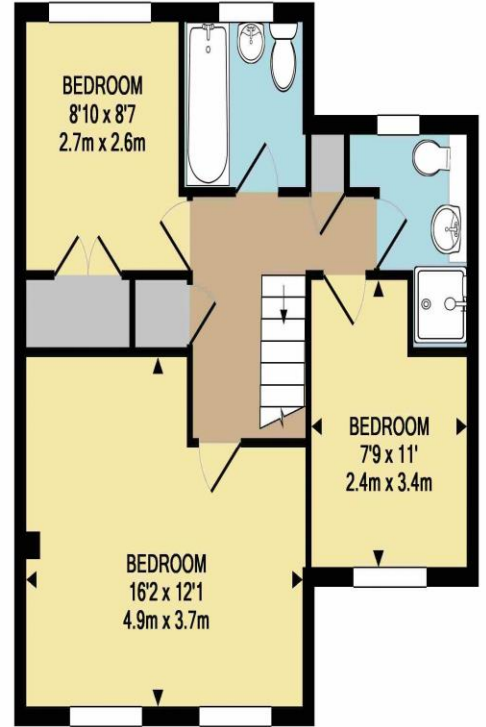




GARDEN LEVEL  
APPROX. FLOOR  
AREA 260 SQ.FT.  
(24.2 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 520 SQ.FT.  
(48.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 503 SQ.FT.  
(46.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1283 SQ.FT. (119.2 SQ.M.)

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)

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