

KIT JOHNSON

residential



Weston, Bath

£545,000

A Four Bedroom Detached House. South Facing Garden. EPC Grade D



17 Heathfield Close

Bath

BA1 4NW

PRICE: £545,000

On the open market for the first time in nearly fifty years and in need of general updating, a wonderful opportunity to purchase a mid 60's four bedroom detached house. Offered with vacant possession and at the bottom of this popular Cul-de-Sac off Leighton Road. Porch, hall, cloakroom, living room, dining room and fitted kitchen. Upstairs, three bedrooms, bathroom and separate W.C with a fourth bedroom forming part of a loft conversion. Outside and to the front, gardens and driveway to the single garage. Side access, enclosed South facing garden with a small lawned area. It is increasingly rare to find detached houses within this price bracket. Heathfield Close is ideally situated for access to the M4 via Lansdown,

Weston All Saints Primary School, all the amenities in Weston Village and the Royal United Hospital. Highly recommended with delightful semi rural views.

1960's Detached House

Four Bedrooms

Two Reception Rooms

Kitchen

Cloakroom

Bathroom/Separate W.C

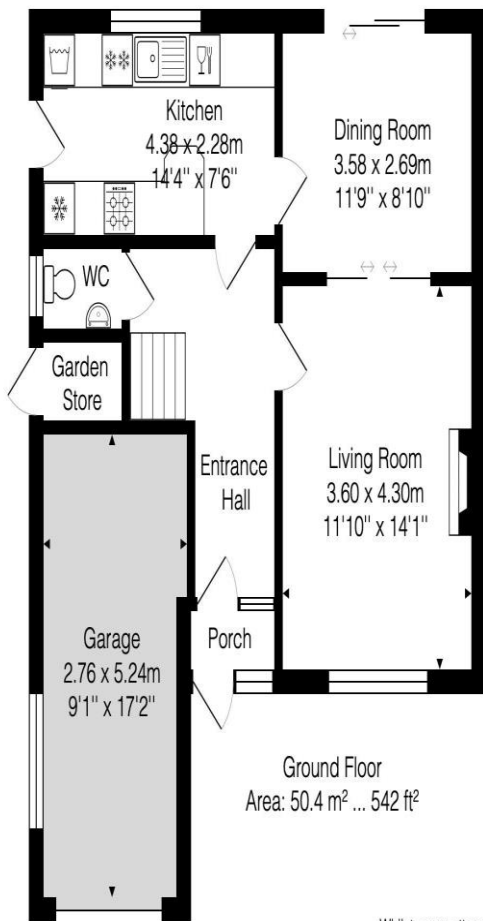
Garage & Gardens

1346 Sq Ft (125.1 Sq Mt)

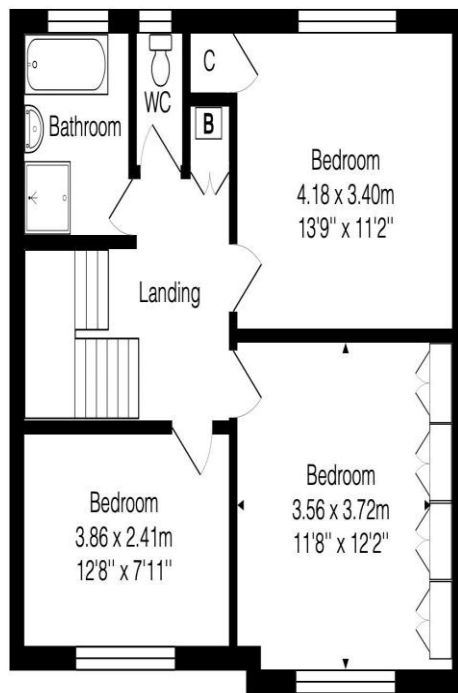
Council Tax Band E £2508

Freehold

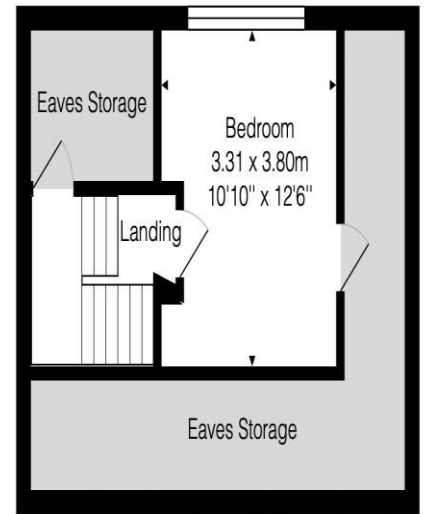




Ground Floor
Area: 50.4 m² ... 542 ft²



First Floor
Area: 57.3 m² ... 616 ft²



Second Floor
Area: 17.4 m² ... 187 ft²

Total Area: 125.1 m² ... 1346 ft² (excluding garage, eaves storage)

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.epcassessments.co.uk

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