

# KIT JOHNSON

residential



Weston, Bath

£395,000

**An Extended, Spacious Three Bedroom Semi. EPC Grade D**



# 4 The Weal

## Bath

### BA1 4EX

**PRICE: £395,000**

An extended and spacious semi detached house with great further potential to update and on a very generous South facing plot, within walking distance of all the amenities in Weston Village. Porch, cloakroom, hall, living room, kitchen/breakfast room with integrated appliances, double doors to an extended dining/garden room, side conservatory. Upstairs there are three good bedrooms and a four piece bathroom suite. Large rear gardens with deck and lawns. Summer house and shed with power. Driveway parking at the front. The Weal is a popular residential location and this would make an ideal family home.

**Three Bedroom Semi**

**Two/Three Reception Rooms**

**Fitted Kitchen/Breakfast Room**

**Driveway Parking**

**Large Gardens**

**Freehold**

**1148 Sq Ft (106.7 Sq Mt)**

**Gas Central Heating**

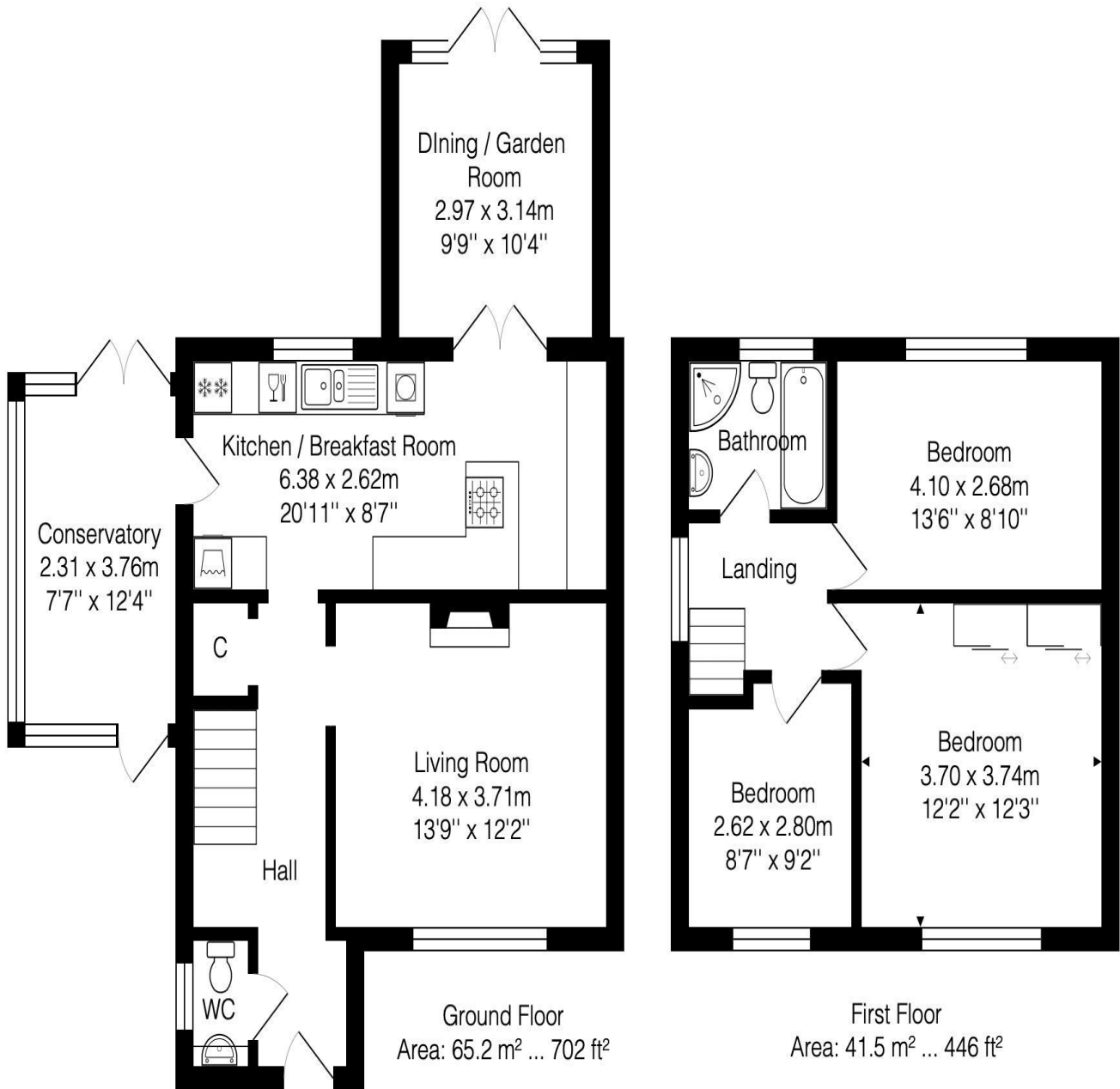
**Summer House & Shed**

**Some General Updating**

**Walking Distance to the Village**

**Council Tax Band A £1368**





Total Area: 106.7 m<sup>2</sup> ... 1148 ft<sup>2</sup>

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](http://www.epcassessments.co.uk)

**Kit Johnson Residential**  
**26-33 High St**  
**Weston**  
**Bath**  
**BA1 4BX**  
**01225 444447**  
**sales@kitjohnson.co.uk**  
**www.kitjohnson.co.uk**