

whiteley helyar



1,272ft²



4 bedrooms



bathroom
& cloakroom



garage &
driveway

Guide Price £425,000

35 Leighton Road, Upper Weston, Bath, BA1 4NF

An extended 1960's semi-detached house in this sought after and quiet road on the West side of the city. In need of updating but offering considerable potential, the house stands in well tended, good size gardens and enjoys wonderful countryside views to the rear.

ACCOMMODATION

4 bedrooms	bathroom and cloakroom
large 'L' shaped sitting room	further reception room
conservatory	kitchen
electric heating	double glazing

EXTERNALLY

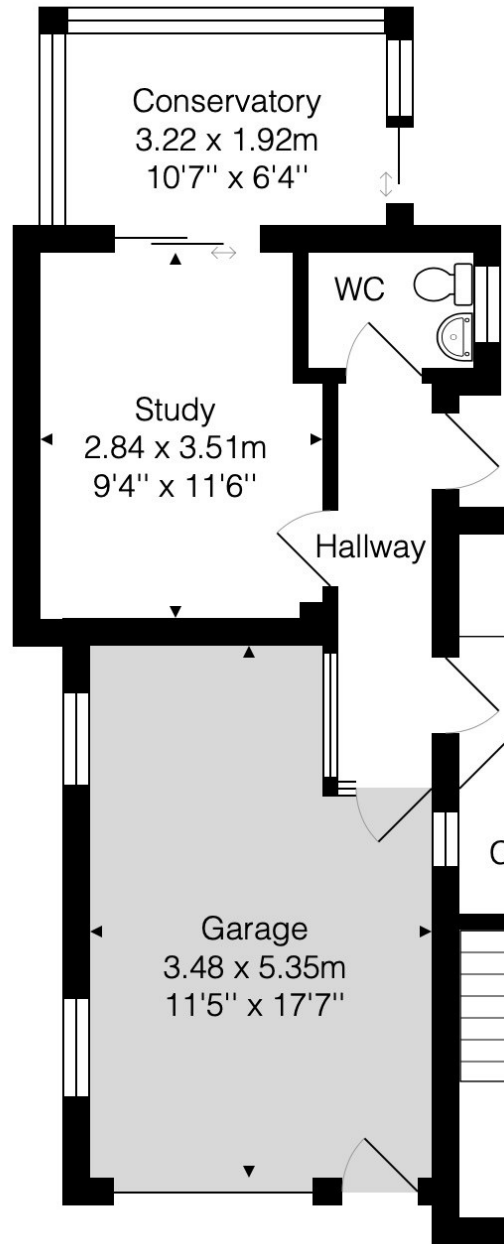
The house sits on a generous plot with gardens mostly to the rear, Southwestern side. They are laid mainly to lawn with planted borders, mature ornamental bushes, flower beds, shrubs and trees. There is a paved sun terrace directly off the rear of the house, whilst in front, there is a small garden, hedging and hardstanding from the garage to the road.

LOCATION

The house stands in a sought after area, within a short walk of the outstanding Weston All Saints Primary School and the various shops and amenities in Weston High Street beyond. The Royal United Hospital and Chelsea Road are close to hand - as are walks through fabulous rolling countryside. The house is well served by buses to the centre - some 3 miles away, whilst swift access to the M4 is available without the need to cross the city.







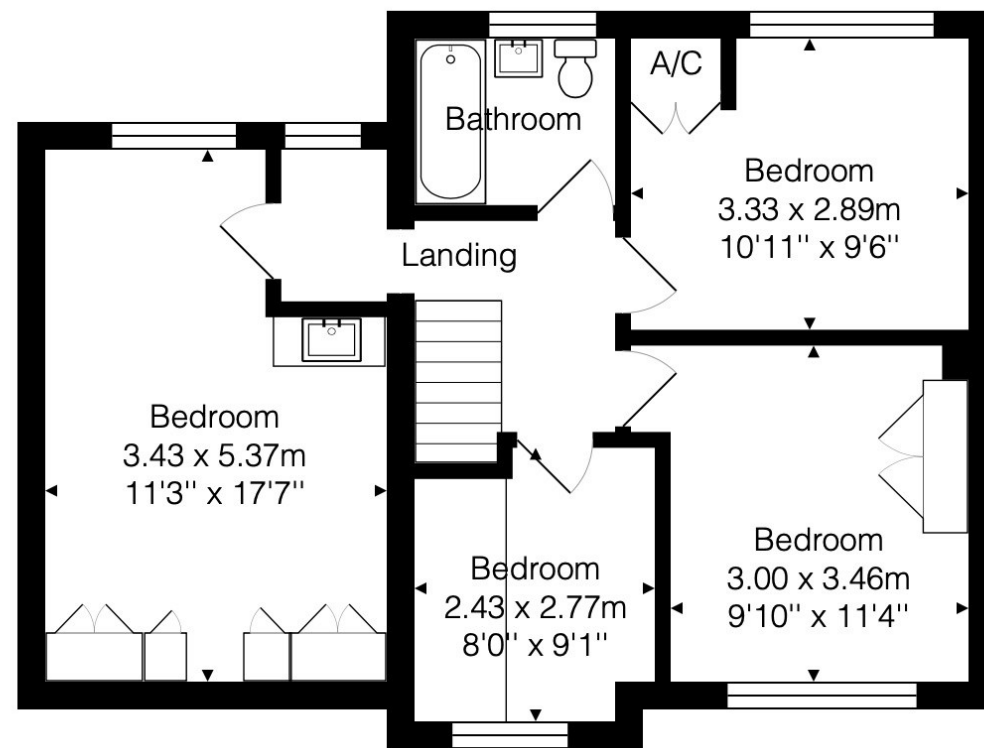
Approx. Gross Internal Floor Area. 1,272 Ft² / 118.2 M (excluding garage)
For identification purposes only. Not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)		
A		
(81-91)		
B		
(69-80)		72
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		26
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor
Area: 61.3 m² ... 660 ft²

Tenure: Freehold
Council tax band: 'D' £2,008.55



First Floor
Area: 56.9 m² ... 613 ft²