

£455,700

Council Tax Band: B
Energy Efficiency Rating: D

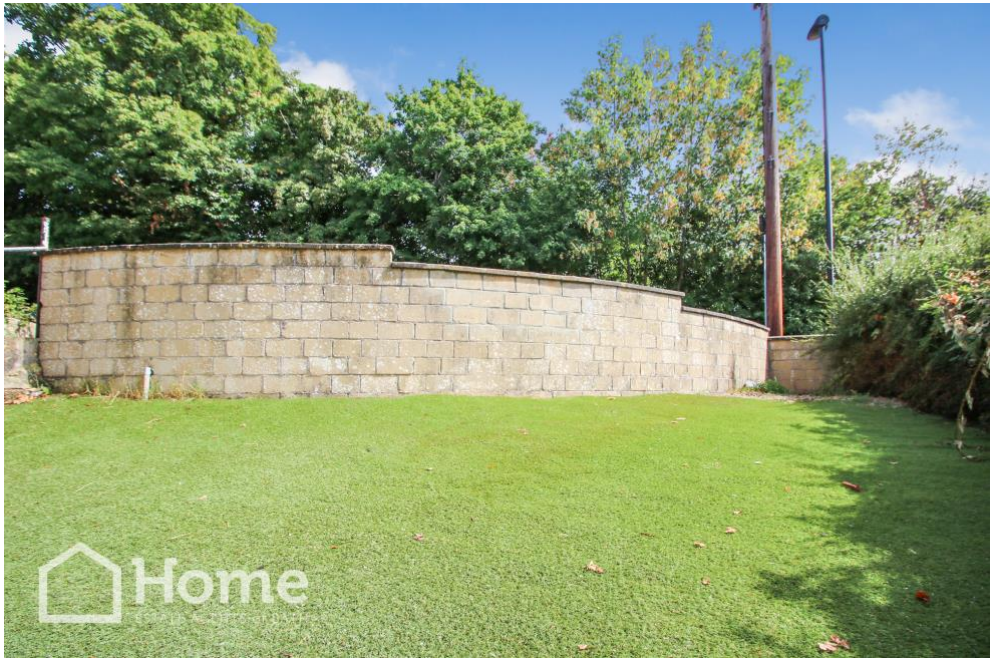
The Weal, Bath, BA1 4EX

An excellent opportunity has arisen to purchase this stunning stone built three/four double bedroom semi detached property upgraded and extended by the current owner and situated in a highly sought after Weston location. The benefits include gas heating, double glazing and spectacular views. Early viewings are advised. Please call 01225 463006 to arrange an internal inspection.









An excellent opportunity has arisen to purchase this stunning stone built three /four double bedroom semi detached property upgraded and extended by the current owner and situated in a highly sought after Weston location.
The benefits include gas heating, double glazing and spectacular views.
The property briefly comprises a lounge, dining room, kitchen, utility room, shower room, three double bedrooms and a bathroom as well as areas of hall, lobby and landing.
There is a low maintenance garden to the front of the property. To the rear is an impressive and well proportioned garden with views laid mainly to artificial grass with a patio area.
The shops and cafés of Weston High Street are within easy reach. There is an abundance of good schools including Weston All Saints among others.
The property offers excellent access to the city centre, the Universities and Bristol Beyond.
Early viewings are advised. Please call 01225 463006 to arrange an internal inspection.

Entrance Hall:
UPVC part double glazed door to front aspect, UPVC double glazed window over, radiator, laminate flooring, panelled doors to all rooms.

Lounge/Dining Room: 3.42m MAX x 3.17m MAX
UPVC double glazed window to front aspect, radiator, laminate flooring, pleasant aspect towards street.

Bedroom/Reception Room: 4.24m MAX x 3.91m MAX
UPVC double glazed window to front aspect, radiator, laminate flooring, pleasant garden aspect, views.

Kitchen: 4.28m MAX x 3.26m MAX
UPVC part double glazed door to rear aspect, radiator, range of base and wall mounted units, single drainer stainless steel sink unit with mixer tap, integrated gas hob, electric cooker, integrated cooker hood, plumbing for washing machine, tiled splashbacks, laminate flooring.

Shower Room: 1.91m x 1.48m
Pedestal wash basin, shower cubicle with choice of attachments, WC, decorative heated towel rail.

Utility Room: 1.95m x 1.86m
Single glazed window to front aspect, period style panelling, built in shelving, electric meter, fuse box.

First Floor Landing:
UPVC double glazed window to front aspect, loft access, period style banister, period style built in cupboard containing gas boiler, laminate flooring, panelled doors to all rooms.

Bedroom: 4.23m MAX x 3.93m MAX
UPVC double glazed window to rear aspect, radiator, laminate flooring, pleasant garden aspect, spectacular panoramic views.

Bedroom: 3.19m MAX x 2.57m MAX
UPVC double glazed window to rear aspect, radiator, laminate flooring, spectacular panoramic views.

Bedroom: 3.55m MAX x 2.4m MAX
UPVC double glazed window to front aspect, radiator, laminate flooring, pleasant views.

Bathroom:
UPVC double glazed windows to side aspect, pedestal wash basin, shower cubicle, WC, decorative heated towel rail.

Front Garden:
Laid mainly to artificial grass with landscaping, gas meter, pleasant aspect towards street.

Rear Garden:
Laid mainly to artificial grass with patio area, side pedestrian access, spectacular panoramic views.

For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahea.co.uk

www.ahea.co.uk

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22 The Weal,
Bath,
BA1 4EX.

Call now, visit us in branch or go online to book your viewing.

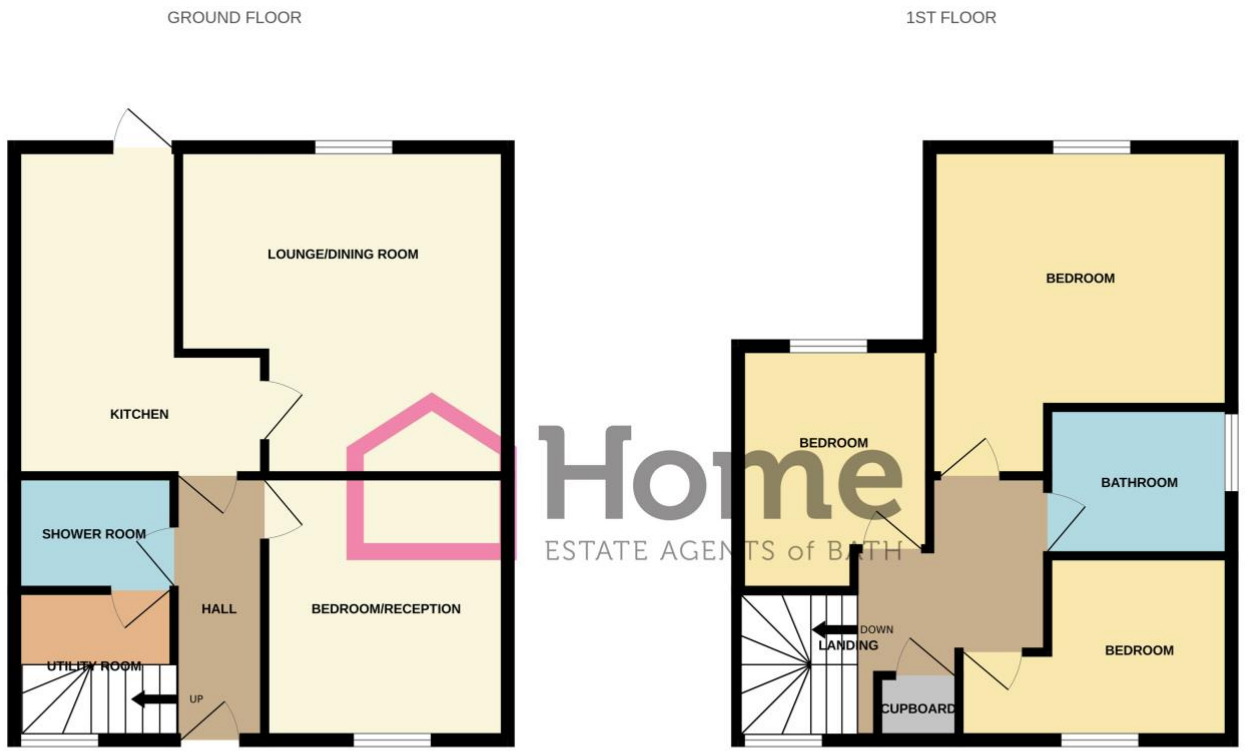
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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