



£179,950

Energy Efficiency Rating: D

Southlands, Weston, Bath. BA1 4DY.

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The property briefly comprises of a landing area, lounge/dining room, kitchen, bedroom and bathroom.

Externally, there is a well-maintained garden with artificial grass, decking and patio areas as well as a highly useful concrete store.

There are wonderful views both to the front and rear of the property and it is particularly well located for Weston Village and numerous transport links to the city centre and beyond.

Early viewing is advised.

GROUND FLOOR

Entrance Hall

Front door to side aspect, UPVC double glazed window to rear aspect, stairs rising to first floor landing, pleasant views towards garden.

FIRST FLOOR

Landing

UPVC double glazed window to side aspect, radiator, period style doors to all rooms, pleasant views, built-in storage cupboard containing electricity meter and fuse box.

Lounge/Dining Room: 4.62m x 2.94m

UPVC double glazed window to front aspect, radiator, television point, phone point, spectacular views towards Lansdown.

Kitchen: 2.02m x 2.65m

UPVC double glazed windows to front and side aspect, composite single drainer unit with mixer tap, range of base level and wall mounted units, integrated electric cooker, integrated electric hob,

plumbing for washing machine, gas boiler.

Bedroom One: 3.67m x 3.46m

UPVC double glazed window to rear aspect, ornamental radiator, two built-in cupboards with period style doors, spectacular views.

Bathroom

UPVC double glazed window to side aspect, pedestal wash basin, shower cubicle with mixer shower, WC, heated towel rail, laminate flooring.

Rear Garden

Landscaped area with mature trees, pedestrian access for neighbouring garden, patio areas, wooden gate, decking, substantial concrete store with door and window, spectacular views.

Lease Details:

We are advised that the lease is 125 years from 2017, so with 119 years remaining. There is a monthly payment of £51.89 which covers Ground Rent and Service Charge.

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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Call now, visit us in branch
or go online to book your
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 **Home**
ESTATE AGENTS of BATH

GROUND FLOOR

FIRST FLOOR



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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