

24 Leighton Road, Upper Weston, Bath, BA1 4NE.



At a glance...

- 1960s semi-detached home
- Excellent, cul-de-sac location
- 3 bedrooms
- Off-street parking and gas central heating
- Lovely broad views to the front
- An ideal family home

Price £389,950



The property This practical and tucked-away 1960s, semi-detached house is situated in a quiet and peaceful cul-de-sac location with excellent rural views towards Kelston Roundhill.

With generous and light and airy accommodation, the house has a large, open sitting/dining room and extended kitchen/breakfast room on the ground floor. The attractive kitchen area has a range of modern units and worktops and integrated oven and hob as well as a most useful extended area ideal for a breakfast area or kids' craft space.

Upstairs, the property has three bedrooms and a bathroom. Bedroom one is situated to the front with more rooftop views towards fields, whilst bedroom two is a rear double. Bedroom three is single to the front and the family bathroom has a three-piece suite including bath with shower over, wash basin and WC.



Outside, there is the distinct bonus of two off street parking spaces to the front, a short flight of steps to the front door, and a small area of garden.

The rear garden has a patio area adjoining the house and steps up to two areas of lawn. There is an excellent summerhouse/studio here with double glazing, insulation and power supply. An Ethernet connection affords internet access (subscription required) making this an ideal resource as a home office.

Location

Leighton Road is found halfway up Lansdown Lane on the left-hand side and is part of a very sought-after 1960s development.

The location is well served with a large selection of shops on Weston High Street that include a Tesco Express, newsagents, chemist and other specialist outlets. Weston All Saints Primary school (WASPS) has an excellent reputation and is situated just below in Broadmoor Lane. Oldfield secondary school is also close by on Kelston Road.

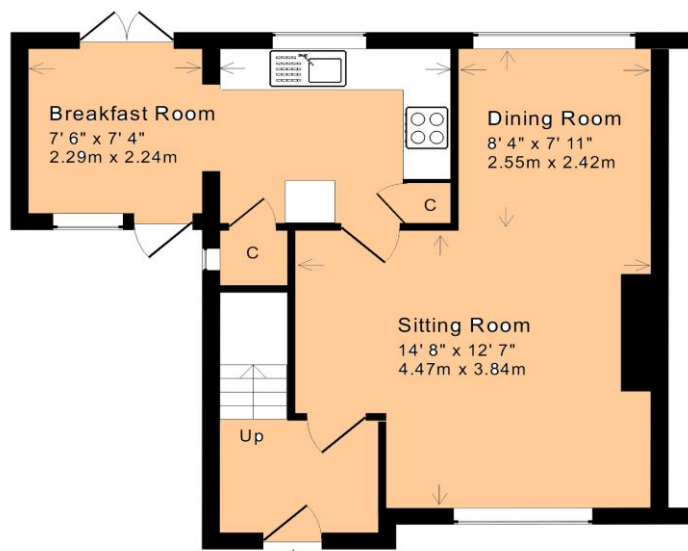
On a commuting front, the property is well placed for easy access to the M4/M5 motorway network at Tormarton and is on the right side of Bath for swift access into Bristol.

How to get there

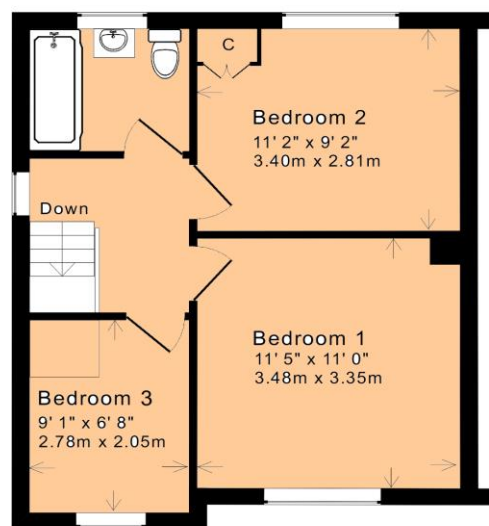
Leave Bath on the A4, Upper Bristol Road, proceed through the first set of traffic lights on Windsor Bridge and at the second set of traffic lights turn right into Newbridge Hill. At the mini-roundabout take the second right into Combe Park and go past the hospital. At the next roundabout turn second right and proceed up Lansdown Lane. Leighton Road is the third turning on the left. Number 24 can then be found in the first cul-de-sac on the right-hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Ground Floor



First Floor



Approx. Gross Internal Floor Area: 845 Sq. Ft. / 79 Sq. M
Includes Conservatories and attached Garages

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