

**KIT JOHNSON**

residential



Leighton Road, Bath

£475,000

**A Solid 1960's Three Bedroom Semi. Extensive Gardens & Stunning Views. EPC Grade D**



10 Leighton Road

Bath

BA1 4NE

**PRICE: £475,000**

A well appointed semi detached house with commanding views to Dean Hill and across to Kelston Roundhill. Hall, open plan sitting/dining room with French doors onto the garden, recently fitted kitchen with integrated appliances. Three bedrooms and a bathroom. Lawned front gardens, long driveway to a detached garage. Extensive, beautifully maintained established gardens to the rear extending to circa 1/4 acre plot in total. This is a popular road in Upper Weston, ideal for Weston All Saints Primary School, the RUH, M4 via Lansdown and all the amenities in Weston Village. Scope to extend (stc).

**1960's Semi Detached**

**Three Bedrooms**

**Large Living/Dinning Room**

**Fitted Kitchen**

**Bathroom**

**Detached Garage & Driveway**

**Useful Loft Area**

**Rural Views**

**Council Tax Band D £2166**

**904 Sq Ft (84 Sq Mt) exc  
Garage**

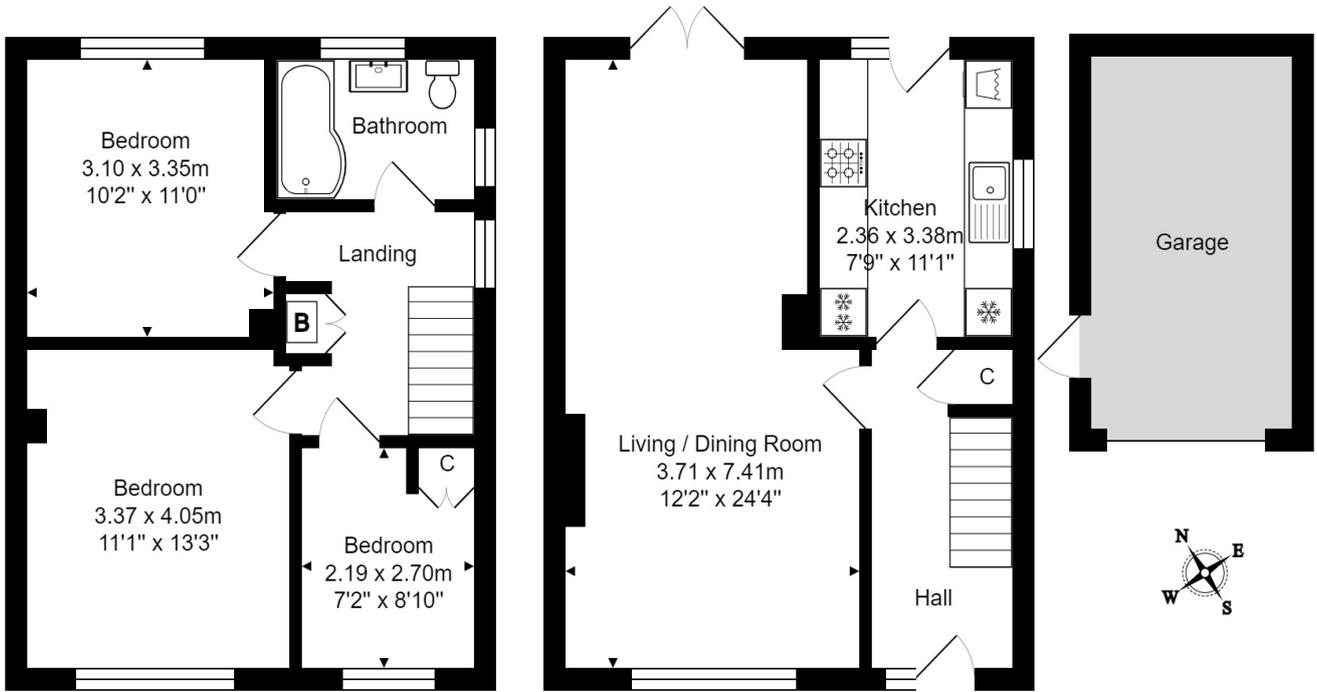
**UPVC Double Glazing**

**Light & Airy Throughout**

**Popular Residential Location**

**New Roof 2025 (Felt)**





First Floor  
Area: 42.0 m<sup>2</sup> ... 452 ft<sup>2</sup>

Ground Floor  
Area: 42.0 m<sup>2</sup> ... 452 ft<sup>2</sup>

Total Area: 84.0 m<sup>2</sup> ... 904 ft<sup>2</sup> (excluding garage)

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)

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