

# DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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146 Southlands Weston Bath BA1 4EB



£240,000

**3 bedroom semi detached house offering scope for modernisation and improvement set in a convenient position just off Weston High Street. Close to the Royal United Hospital and village amenities.**

**\* Well proportioned accommodation \* entrance hall \* sitting room \* dining room \* kitchen \* 3 bedrooms \* first floor bathroom with separate wc \* open plan garden to the front \* good size rear garden ready for landscaping \* ideal for DIY enthusiast/investors \***



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# 146 Southlands Weston Bath BA1 4EB

This semi detached house offers the purchaser the opportunity to put their own stamp on the property through modernisation and further improvement and is situated in the most convenient position in Weston Village just off the High Street with all amenities close at hand and within walking distance of the Royal United Hospital complex. The village has good transport links to the city centre and will suit investors as well as owner occupiers.

In fuller detail the accommodation comprises (all measurements are approximate):

## GROUND FLOOR

Entrance door to

**HALLWAY:** uPVC double glazed window to front aspect, staircase rising to first floor.

**SITTING ROOM:** 4.49m x 3.67m (14' 8" x 12') Double glazed patio doors leading to rear garden. Gas fire with back boiler. Radiator.

**KITCHEN:** 3.75m x 2.71m (12' 3" x 8' 10") uPVC double glazed window to front aspect. Fitted wall and floor units with work surfaces and tiled surrounds. Inset sink unit with mixer tap, plumbing for automatic washing machine, slot for cooker, built in pantry (included in measurements), radiator. Door to outside.

**DINING ROOM:** 2.75m x 2.63m (9' x 8' 7") uPVC double glazed window to rear aspect, radiator.

## FIRST FLOOR

**LANDING:** Airing cupboard with hot water cylinder, access to roof space.

**BEDROOM ONE:** 3.63m x 3.19m (11' 10" x 10' 5") plus recess uPVC double glazed window overlooking the rear aspect. Built in wardrobe (excluded from measurements) Radiator.

**BEDROOM TWO:** 3.66m x 2.74m (12' x 9') uPVC double glazed window overlooking the rear aspect, radiator, built in wardrobe (excluded from measurements).

**BEDROOM THREE:** 2.73m x 2.51m (8' 11" x 8' 2") uPVC double glazed window to rear aspect, radiator.

**BATHROOM:** uPVC double obscure glazed window. Suite of bath and wash hand basin. Tiled surrounds, radiator.

**SEPARATE WC:** uPVC double obscure glazed window. Low level wc.

## OUTSIDE

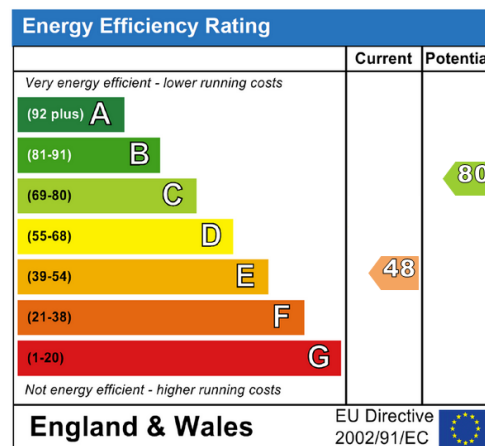
To the **FRONT**, the property is approached via a pedestrian pathway providing a traffic free setting. Unrestricted on street parking is available close by.

The front garden is open plan laid to lawn while there is a good size **REAR GARDEN** 19m x 8.4m (62' x 27') which is enclosed and comprises a paved patio and grass with an outhouse to one side. The garden has recently been cleared and is now ready for landscaping and cultivation.

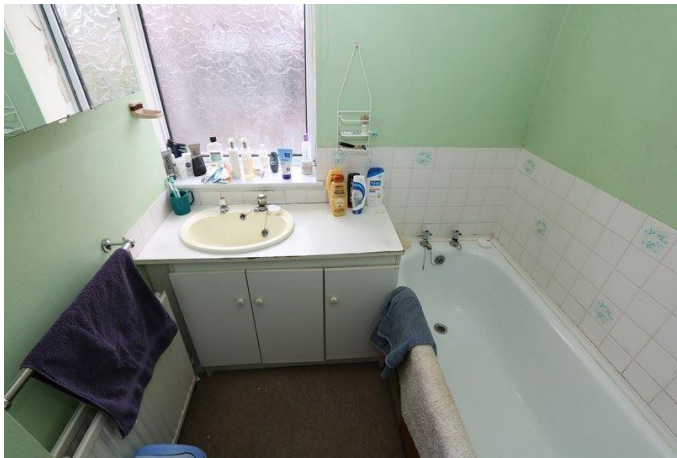
**DIRECTIONS:** Travelling on the A4 in the direction of Bath continue from Corston along the dual carriageway and turn left towards Newbridge. Opposite Newbridge Motors on the right hand side turn left onto Newbridge Hill at the top turn left onto the A431 and then next right. Southlands can be found on the left hand side. Number 146 is at the far end of the road where it joins High Street accessed by a pedestrian pathway.

**VIEWING: BY APPOINTMENT WITH DAVIES AND WAY: 01225 400400**

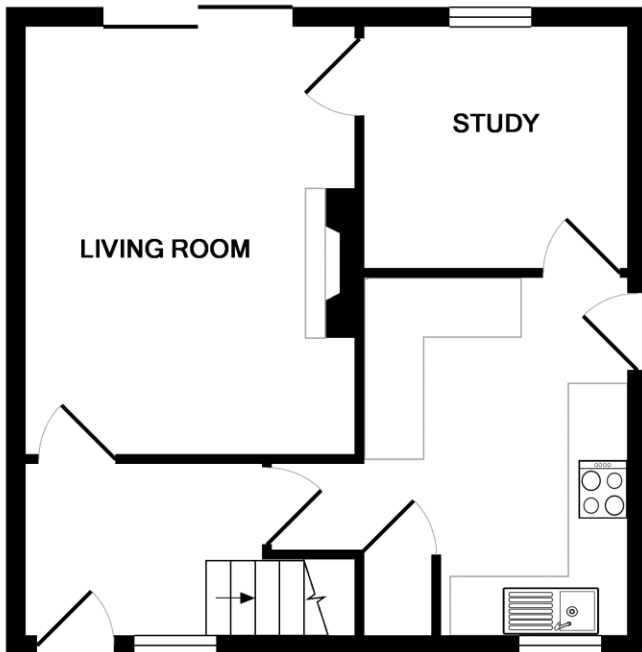
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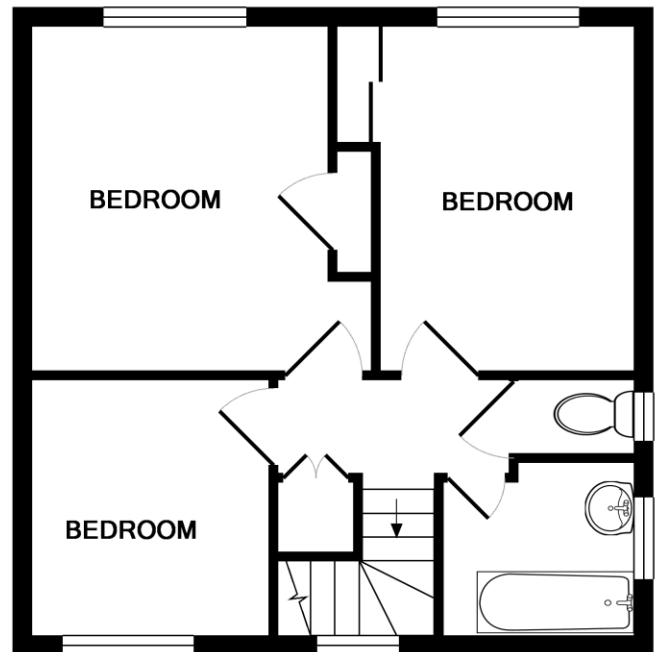








GROUND FLOOR  
APPROX. FLOOR  
AREA 40.3 SQ.M.  
(433 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 40.3 SQ.M.  
(433 SQ.FT.)

TOTAL APPROX. FLOOR AREA 80.5 SQ.M. (867 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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