

whiteley helyar



1,530ft²



5 bedrooms



bathroom



driveway parking

Guide Price £700,000

111 Penn Hill Road, Weston, Bath, BA1 3RU

A spacious and well presented five bedroom family home with a large garden offering over 1,500 square feet of versatile accommodation and potential for further extension subject to the relevant consents.

ACCOMMODATION

entrance porch
entrance hall
living room
23 ft kitchen dining family room
integral store room
cloakroom
five bedrooms
family bathroom

EXTERNALLY

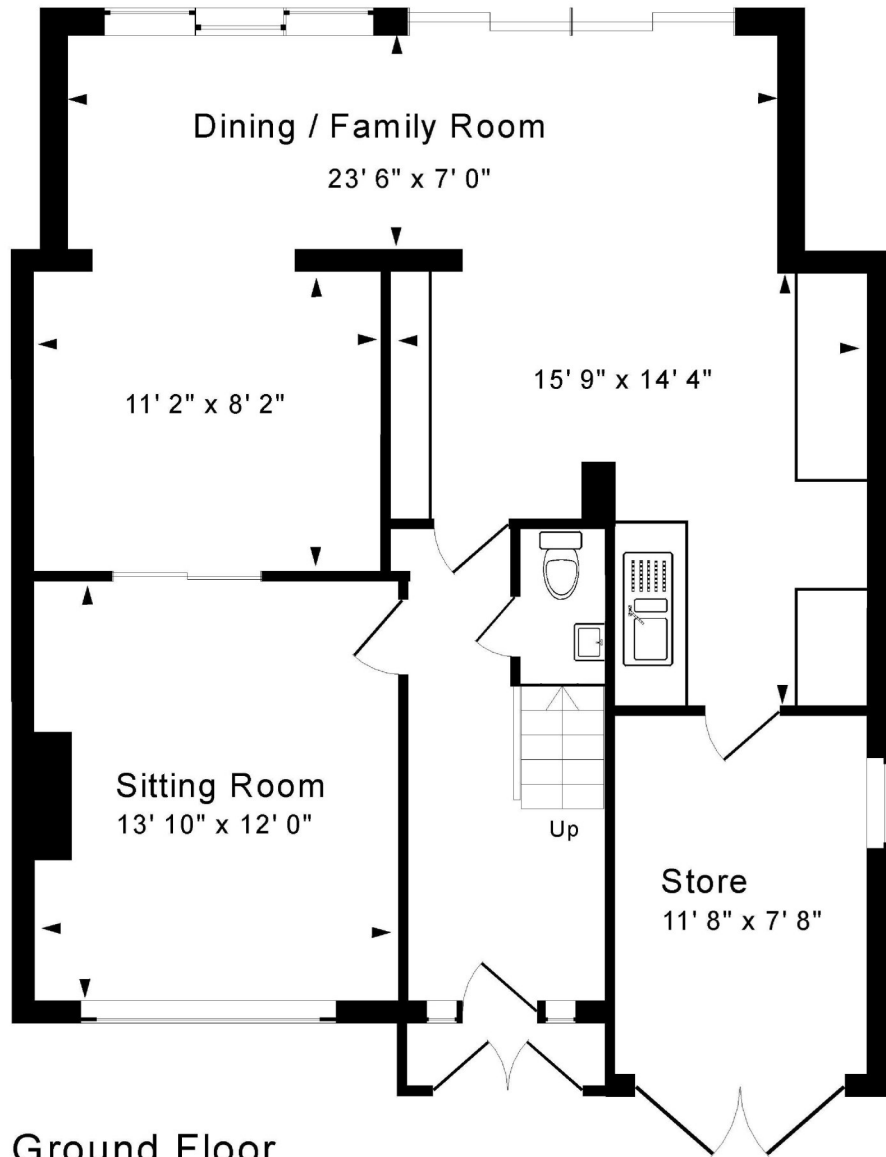
The property is set well back from the road with generous driveway providing space to park two to three vehicles along with attractive flower bed borders. The rear garden enjoys a South Easterly aspect and measures in excess of 100ft, it is mainly laid to lawn and thoughtfully planted to borders. The spacious patio provides great space for alfresco dining whilst the additional patio at the end of the garden home to a rustic garden bar is perfect for entertaining on those long summer nights.

LOCATION

111 Penn Hill Road occupies a lovely position, set back in this sought after road. It is a just a short walk from the many shops and amenities both in Chelsea Road and Weston Village, whilst some excellent schools (Oldfield, WASPS, St Marys and Newbridge) are all close by - as is the Royal United Hospital, Newbridge Park and Ride and Marina. The house is well served by buses into the city centre (some 2½ miles away), wonderful walks along the Cotswold Way are close to hand, whilst easy access to both Bristol and the M4 are available without having to cross Bath.







Ground Floor

Approx. Gross Internal Floor Area 1,530 Sq. Ft. / 142 Sq. M

Includes Store and Porch

For identification purposes only. Not to scale.

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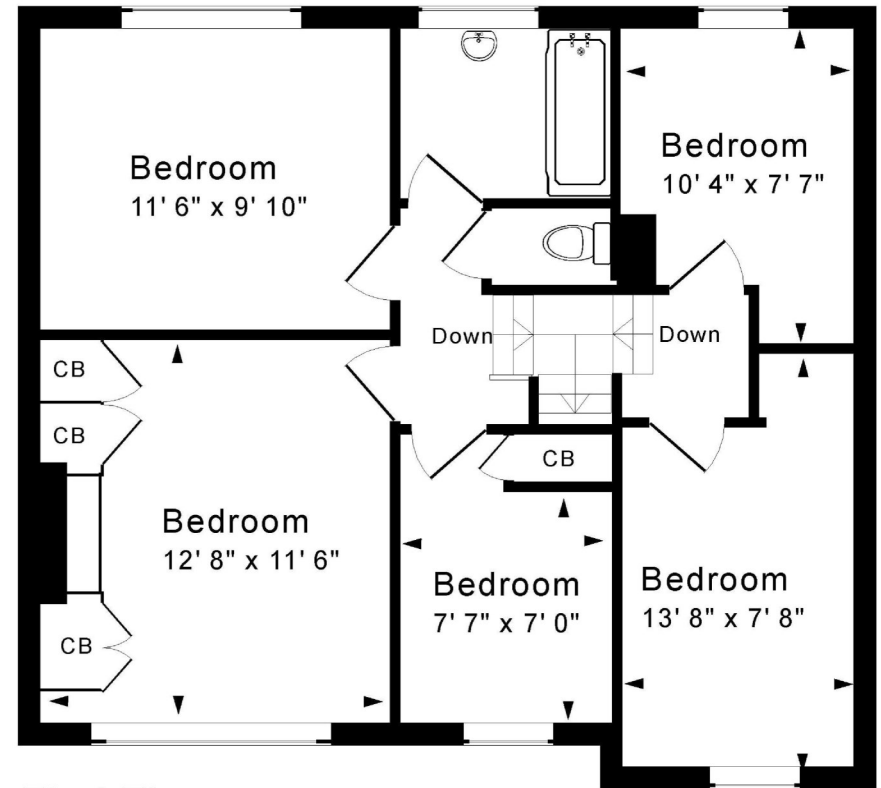
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Tenure: Freehold

Council tax band: 'D' £2,008.55

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| 102 (min) | A | | 82 |
| 81 (91) | B | | |
| 59 (63) | C | | |
| 45 (48) | D | 59 | |
| 35 (34) | E | | |
| 21 (28) | F | | |
| 1 (10) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



First Floor

