

# whiteley helyar



1435 ft<sup>2</sup>



4 bedrooms



2 bathrooms



off-street  
parking

Guide Price                      £550,000

4 Penn Lea Court, Bath, BA1 3RE



A modern four bedroom townhouse in this highly sought after location, with off-street parking, level 55' garden and no onward chain. Having been reconfigured over the last few years, the ground floor is now a lovely open-plan kitchen/family room with access directly to the garden, with a further impressive sitting room on the first floor. Two bath/shower rooms and a very useful utility/cloakroom complete the picture.

### ACCOMMODATION

open plan kitchen/dining/living room  
first floor sitting room  
four bedrooms

two bath/shower rooms  
utility/WC

### EXTERNALLY

The house sits back from the road, with driveway parking for two cars running alongside a gravelled border planted with shrubs. From the rear of the property, double doors open onto a good size patio, with an artificial lawn flanked by borders then leading down to a decked area at the bottom of the garden. A gate provides rear access onto May Lane behind.

### LOCATION

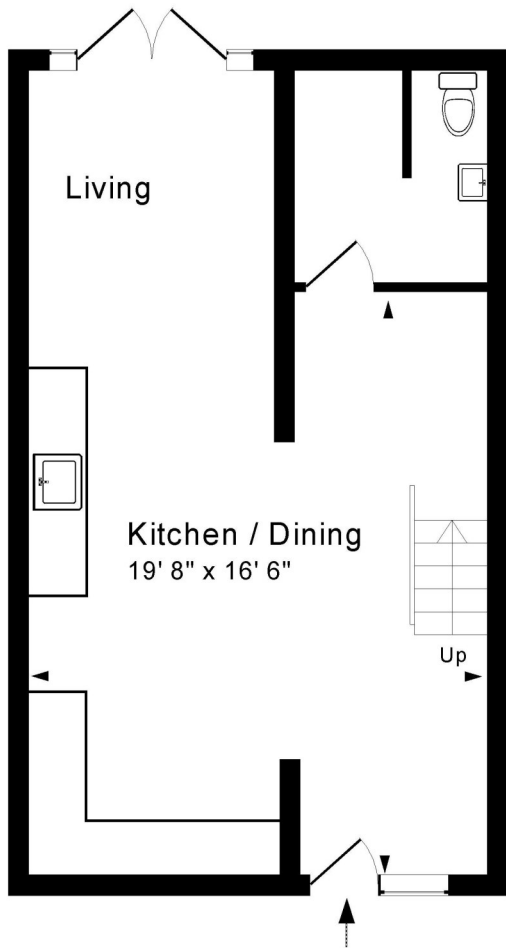
Penn Lea Court occupies a lovely position at the start of this most desirable road. It is a just a short walk from the many shops and amenities both in Chelsea Road and Weston Village, whilst some excellent schools (Oldfield, WASPS, St Marys and Newbridge) are all close by - as is the Royal United Hospital. The house is well served by buses into the city centre (some 1½ miles away), wonderful walks up Kelston Roundhill and along the Cotswold Way are close to hand, whilst easy access to both Bristol and the M4 are available without having to cross Bath.





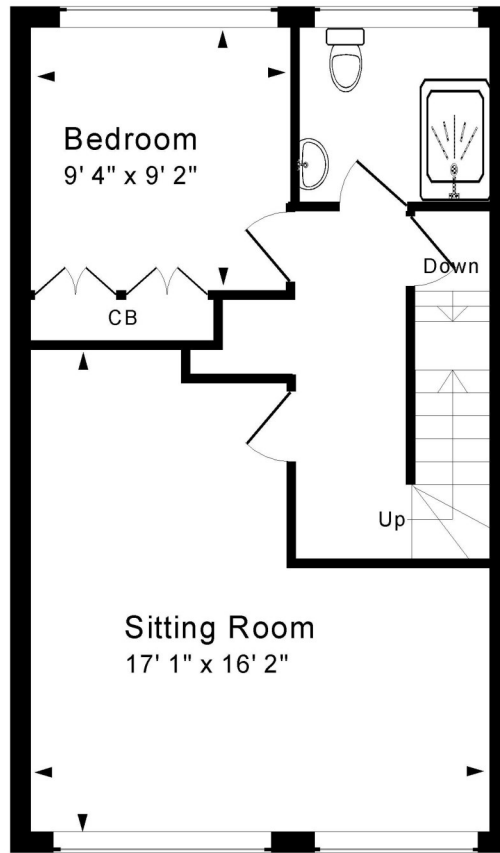




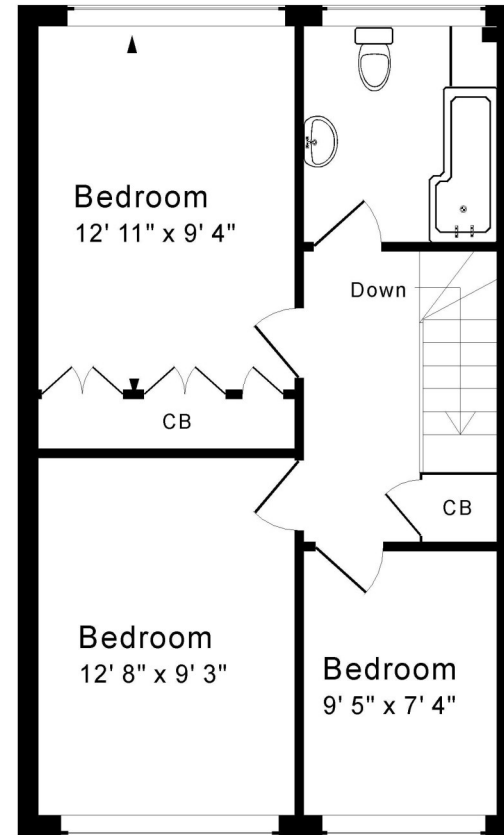


Ground Floor

Approx. Gross Internal Floor Area 1,435 Sq. Ft. / 133 Sq. M



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	b7	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Tenure:** Freehold  
**Council tax band:** 'D' £2,008.55

