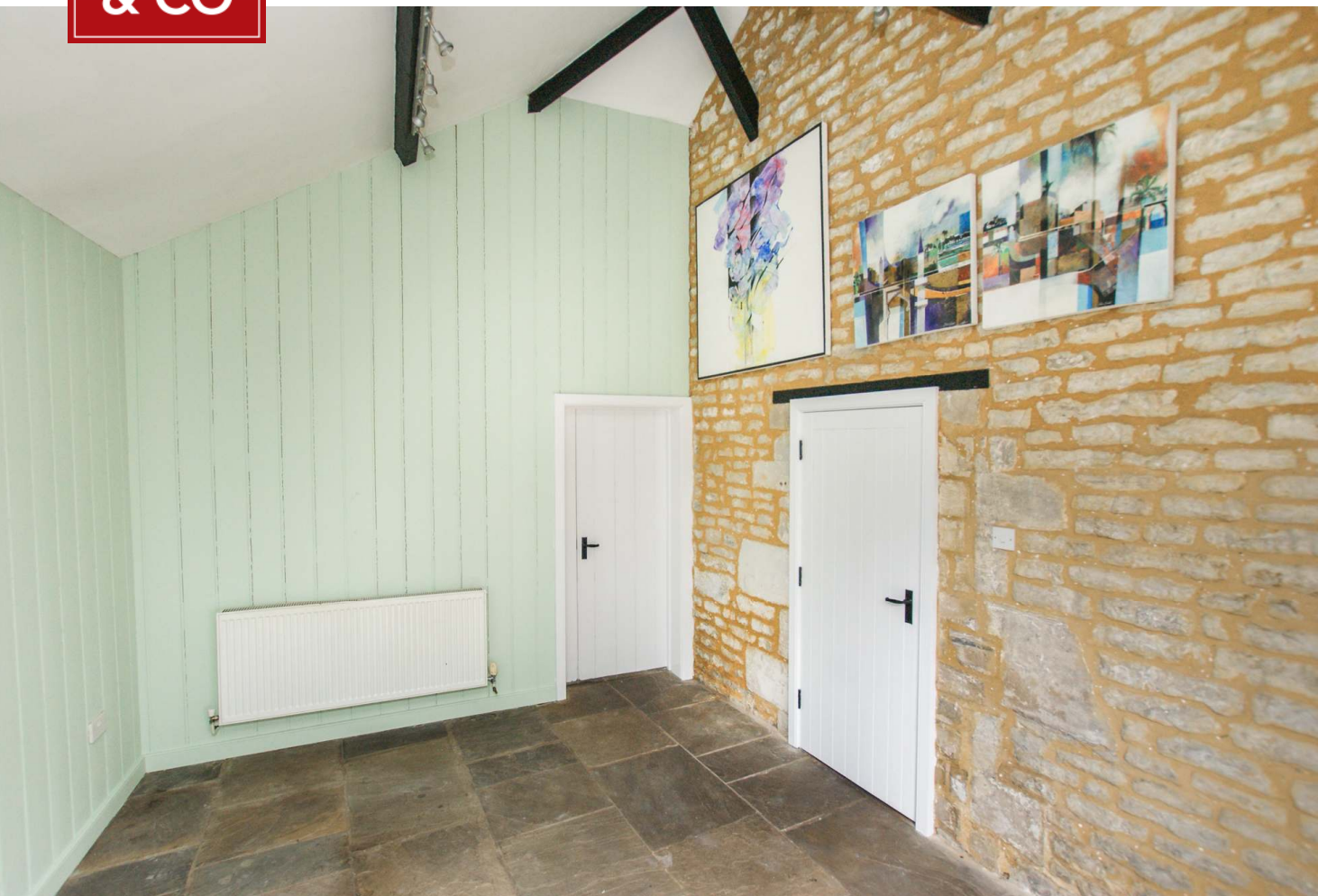




**NASH  
& CO**

**Penn Hill Road**  
Weston | Bath





- Former Coach House
- Unique and characterful property
- Large bedroom with vaulted ceiling
- Gated off-street parking
- No onward chain

- Front patio and rear garden
- Generous living room
- Kitchen/dining area
- Close to Weston High Street shops
- Close to RUH and Cotswold Way



### Summary

An incredibly characterful and unique property situated in a private, gated, location in Weston Village, Bath. This former Coach House comprises – entrance lobby; semi open plan kitchen to dining area; living room with vaulted ceiling and French doors to the front patio; large utility room, with ample space to accommodate pets if required, also with double doors to the patio; modern shower room; rear study with period fireplace and door to the garden; stairs lead from the dining area to the large double bedroom with vaulted ceiling on the first floor. The property benefits from a dedicated owned off-street parking space. At the front of the house is a westerly facing patio garden. There is also a well-proportioned rear garden with some mature shrubs and palm tree.

### Location

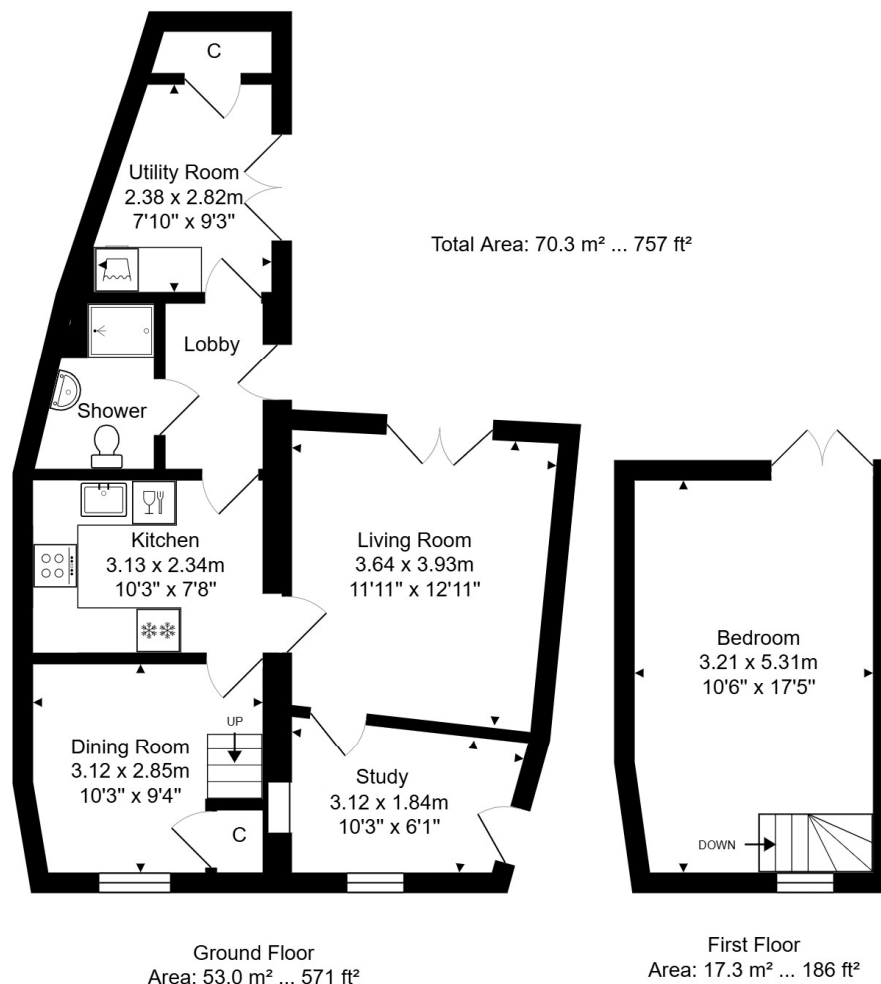
Penn Hill Road forms part of the popular Weston Village area of the Bath. The property is moments away from a variety of local shops and amenities on Weston High Street, including - café, express supermarket, newsagents, bakery, Italian deli, takeaway and public house. The city centre is a mostly level 30 minute walk away taking you through beautiful Royal Victoria Park, or alternatively, a regular bus service runs throughout the day with stops on High Street and Crown Road. The Royal United Hospital is close by on Combe Park. The Cotswold Way provides great access to the beautiful surrounding countryside and is accessible via the nearby Weston Recreation Ground. There is easy access to both the A4 to Bristol and the M4 at junction 18, via Lansdown Lane.

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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.epcasessments.co.uk

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**Agents Note:** These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only.

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