



Pennard Green, Twerton, Bath, BA2 1SE

Offers Over £225,000

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Pennard Green, Twerton, Bath, BA2 1SE

A spacious Semi-detached House, dating back to the 1950's, lived in and loved by the same family since 1961. These houses are light and boxy, plus you can play with the layout subject to any consents needed. Some modernising to taste is required which is worth doing with the location and outlook you have here.

There are two reception rooms and a kitchen with a lobby, store rooms and a cloakroom on the ground floor. The lobby and stores often get converted to utility rooms or studies. The first floor has three bedrooms and a shower room. You can look out over Bath hills from the first floor. The rear garden is enclosed, level and has the option to add a driveway subject to consents like neighbours have done. The front garden is open and you have the rolling greens for the residents to enjoy.

Located in Twerton with an abundance of cafes, shops, schools and transport links nearby making day to day life enjoyable and easy.





Hallway

Obscure double glazed door to the front aspect, textured and coved ceiling, stairs leading to the first floor under stairs cupboard housing the consumer unit and meters, wall mounted heater and doors leading to the downstairs rooms.

Living Room

4.22m x 3.63m (13'10" x 11'10")

Double glazed window to the front aspect, textured and coved ceiling, radiator and television aerial. Opens to the dining room (French Doors removed but in the store) Fire place with gas fire which is no longer in use and modern combi boiler replacement.

Dining Room

3.14m x 2.6m (10'3" x 8'6")

Double glazed window to the rear aspect, texture and coved ceiling, radiator, opening to the living room and door to the kitchen.





Kitchen

3.07m x 2.56m (10'0" x 8'4")

Double glazed window to the rear aspect, obscure double glazed door to the lobby, doors to the hallway and dining room. Texture and coved ceiling, a range of wall and base units with tiled splash backs, laminate work surfaces and a stainless steel sink/drainage unit. Spaces for a gas cooker, fridge and washing machine. Radiator and laminate flooring.

Lobby

Obscure double glazed doors to the front, rear and side aspects. Access doors to the stores and WC.

WC

Obscure double glazed window to the front aspect, low level WC and wall mounted wash hand basin.



Store 1

Storage space.

Store Two

Double glazed window to the side aspect, power and light

Landing

Double glazed window to the side aspect, loft hatch and doors to the bedrooms and shower room.



Bedroom One

3.06m x 3.01m (10'0" x 9'10")

Double glazed window to the front aspect, two fitted wardrobes cupboards and a radiator.

Bedroom Two

4.06m x 2.56m (13'3" x 8'4")

Double glazed window to the rear aspect, fitted wardrobe cupboard and a radiator.

Bedroom Three

2.72m x 2.57m (8'11" x 8'5")

Double glazed window to the front aspect, fitted drawers and a radiator.





Shower Room

2.12m x 1.64m (6'11" x 5'4")

Obscure double glazed window to the rear aspect, partially tiled walls, white towel radiator and vinyl flooring. There is a three piece suite with a double shower cubicle with a shower over, pedestal wash hand basin and a low level WC.

Rear Garden


14.02m x 11.58m (46'0" x 38'0")

Enclosed by wire fencing with a rear access gate, pathway and a level lawn area with shrub borders, ornate paving designs and a large patio area.

Front Garden

Pathway to the front door and an open lawn area.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC 

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 990sq.ft. (92.0 sq.m.) approx.

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 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.