

# whiteley helyar



1,344 ft<sup>2</sup>



4 double  
bedrooms



2 bathrooms



garage &  
driveway parking

Guide Price                      £725,000

89 Penn Hill Road, Bath, BA1 3RT

A well presented four bedroom detached house with double garage in this sought after and convenient location opposite open fields yet within easy reach of local amenities. This already spacious home offers bright and versatile accommodation and offers the potential for extension if required subject to the relevant consents.

### ACCOMMODATION

- entrance hall
- dual aspect sitting room with double doors to the garden
- dining room with double doors to the garden
- kitchen with door to the garden
- two large storage cupboards
- downstairs cloakroom
- master bedroom with en-suite shower room
- three further double bedrooms
- family bathroom
- integral garage offering the potential for conversion subject to the relevant consents

### EXTERNALLY

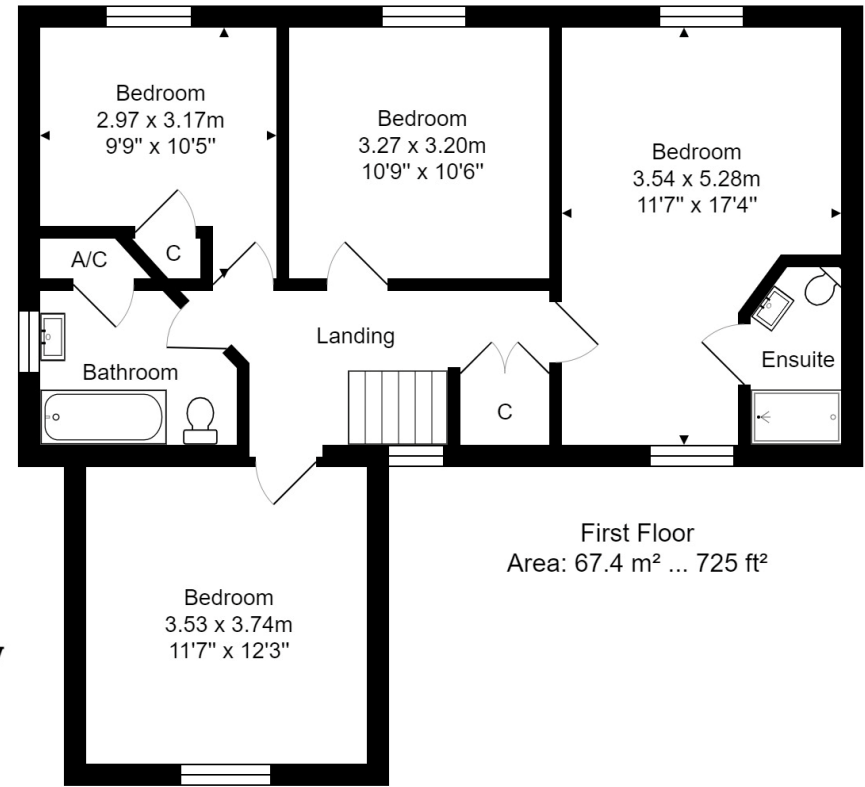
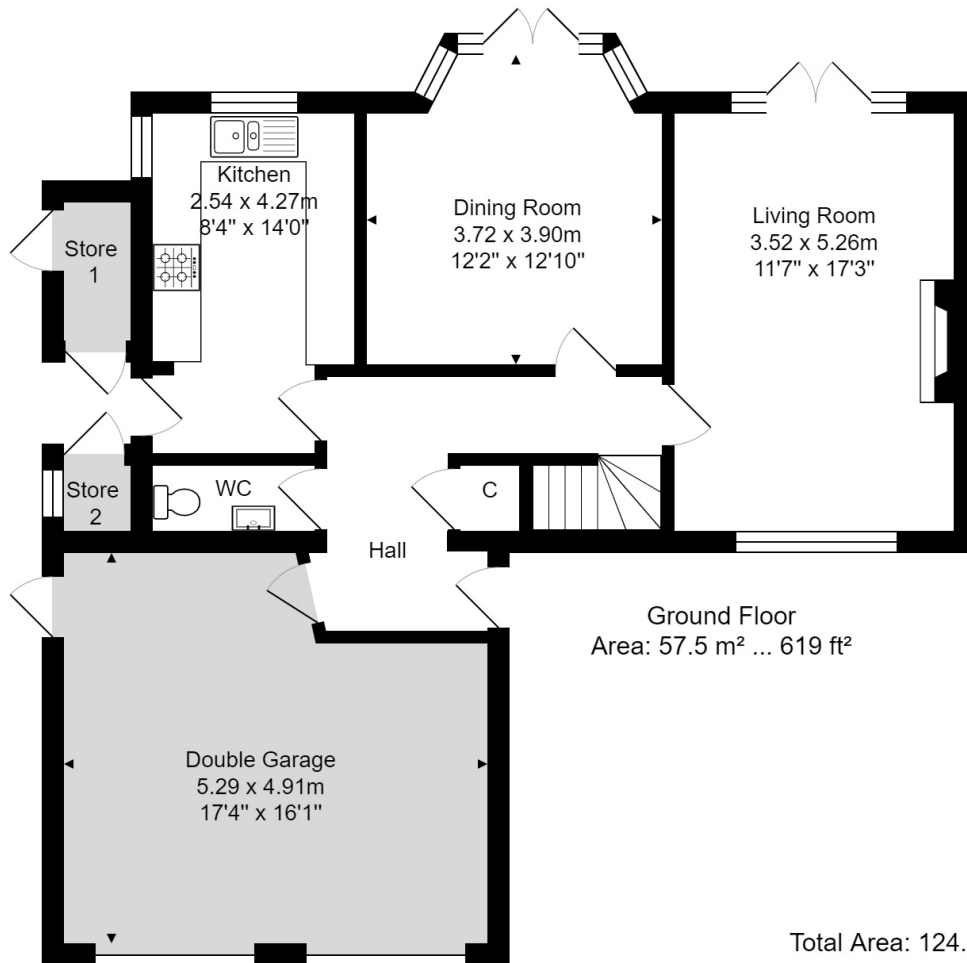
The front garden is planted with bushes and shrubs to borders and offers a spacious driveway to the providing space to park several vehicles. The rear garden offers a spacious patio with external lighting providing space to entertain whatever the hour complete with large garden pond with safety mesh. The remainder of the garden is laid to lawn, planted with flowers and shrubs to borders also home to a timber garden store and greenhouse with power and lighting for those with green fingers. Gated side access.

### LOCATION

89 Penn Hill Road occupies a lovely position, just a short walk from a host of shops and amenities in Weston Village, with a number of highly regarded schools within easy reach - as is the Royal United Hospital. 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.







Total Area: 124.8 m<sup>2</sup> ... 1344 ft<sup>2</sup> (excluding double garage, store, garden store)

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  
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**Tenure: Freehold**  
**Council Tax Band: 'E' £2,575.27**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	