

# whiteley helyar



2,379 ft<sup>2</sup>



4/5 bedrooms



two bathrooms



garage &  
driveway parking

Guide Price                      £1,250,000

12 Penn Lea Road, Bath, BA1 3RA



A handsome and well-presented Edwardian house positioned on a wider than average plot within this highly sought after road. This bright and spacious house offers over 2,300 square feet of versatile accommodation and retains a number of delightful features such as feature fireplaces, decorative coving and ceiling roses and the modern comfort of double glazed sash windows.

### ACCOMMODATION

entrance porch  
reception hall  
sitting room  
family room  
dining room  
kitchen breakfast room

utility room  
cloakroom  
four double bedrooms  
study/bedroom  
family bathroom with bath and shower  
additional bathroom with separate wc

### EXTERNALLY

Both the front and rear gardens are beautifully maintained, thoughtfully planted with a wonderful array of flowers shrubs and trees with areas of lawn. There is an attached garage with courtesy door to the house as well as a generous driveway providing space for two vehicles.

### LOCATION

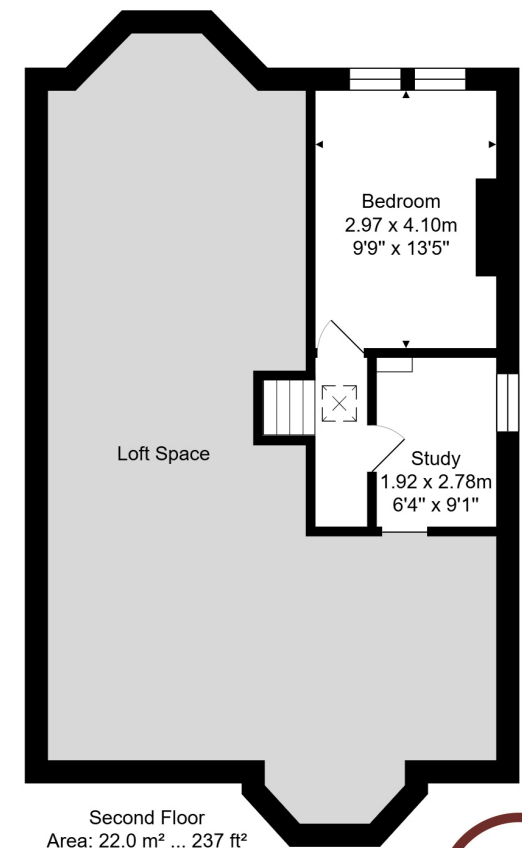
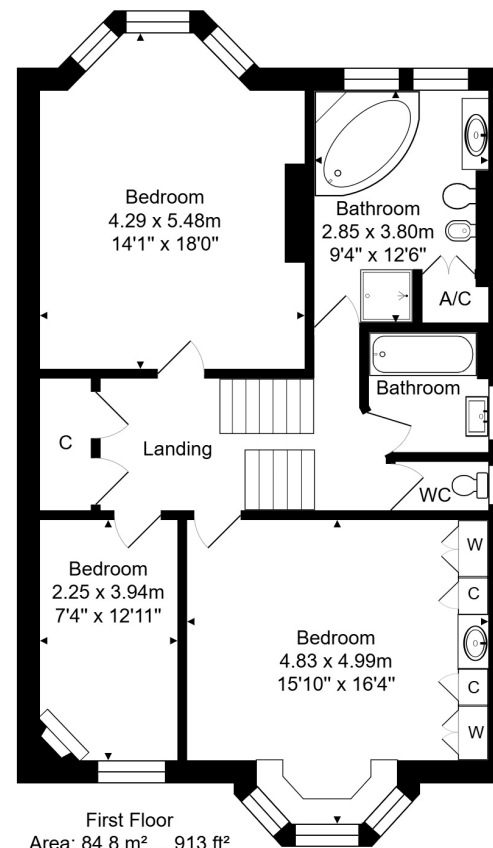
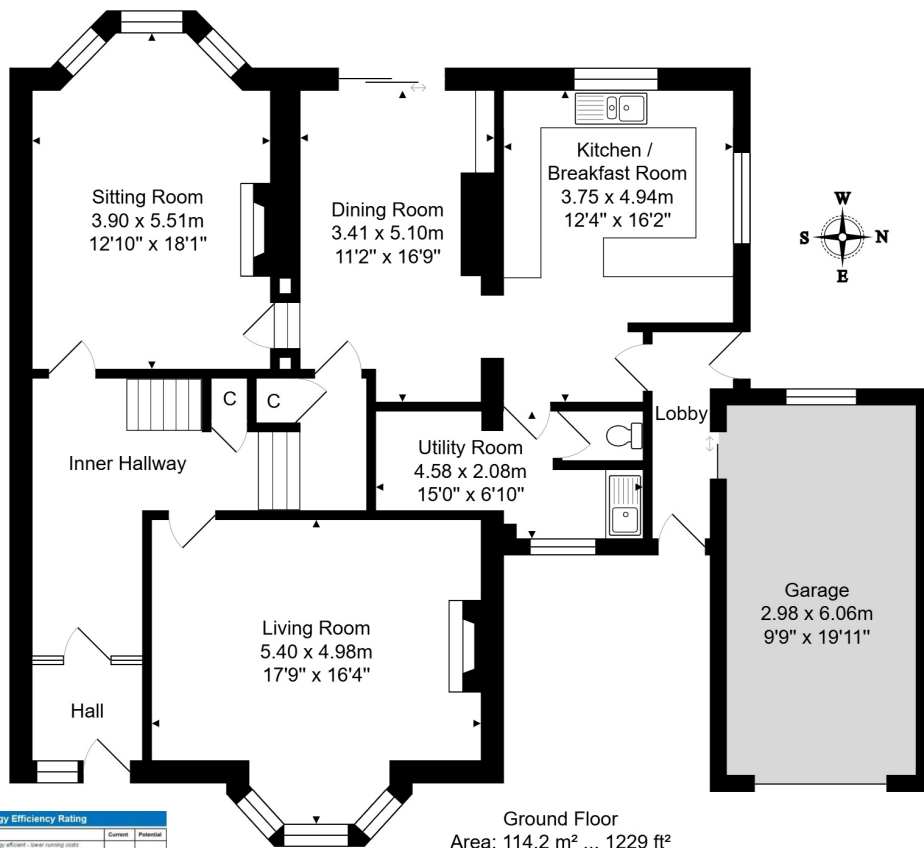
12 Penn Lea Road occupies a highly convenient and popular location. There are numerous excellent amenities within a short walk - including Newbridge Primary and Oldfield Secondary Schools, the doctor's surgery, Royal United Hospital, Newbridge Marina and shops at both Chelsea Road and Weston Village, whilst there is a regular bus service into the centre of Bath and easy access to Bristol and the M4 is available without having to cross the city.











Total Area: 221.0 m<sup>2</sup> ... 2379 ft<sup>2</sup> (excluding garage, loft space)

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.

**Tenure:** Freehold  
**Council Tax:** 'F' = £3,198.78

