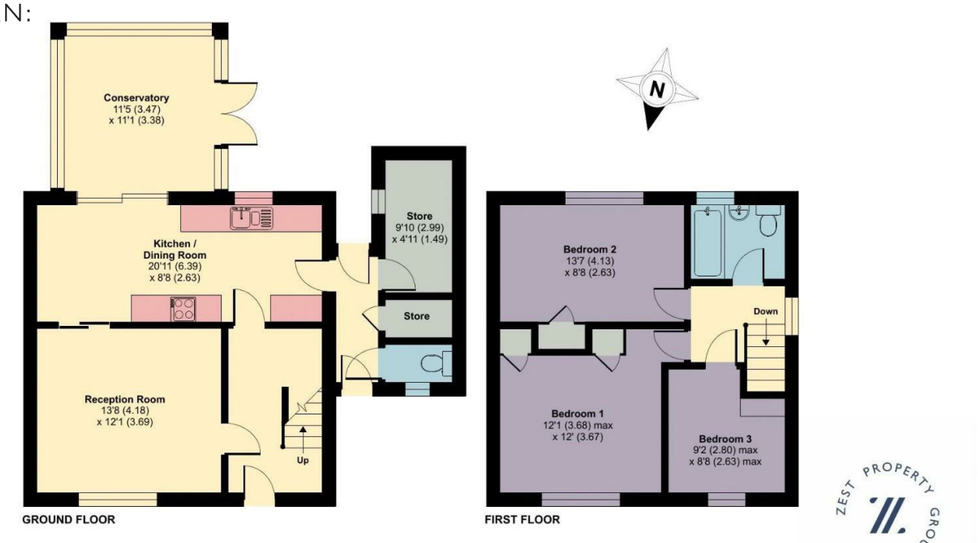
Pennard Green, Bath, BA2

Approximate Area = 1169 sq ft / 108.6 sq m

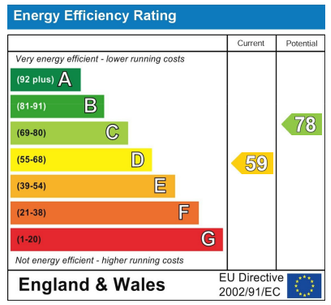
For identification only - Not to scale

FLOOR PLAN:



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Zest Sales and Lettings Ltd. REF: 1547896

EPC CHART:



ZEST PROPERTY SERVICES

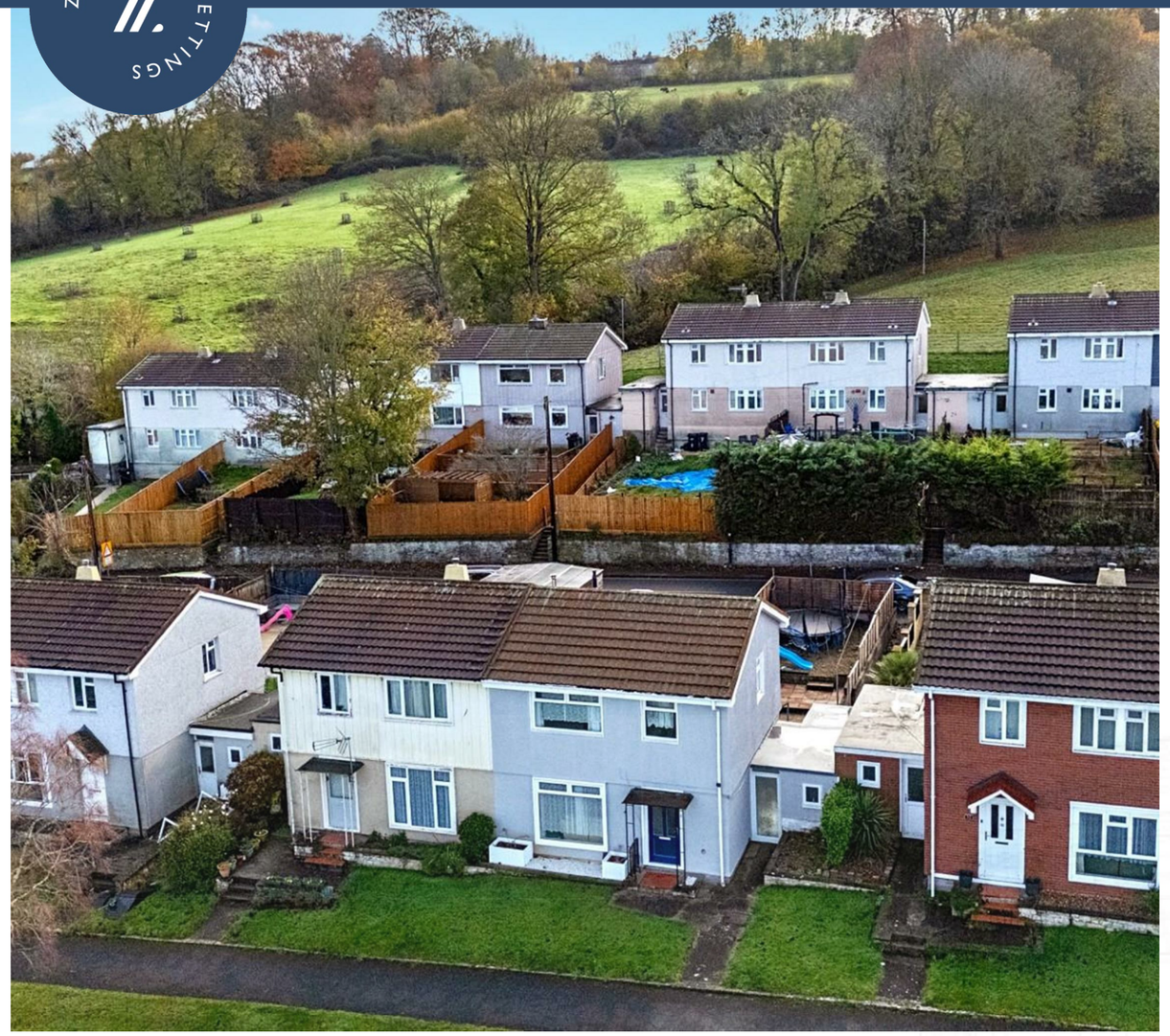
1a Mile End
London road
Bath
Ba1 6pt

T: 01225 48 10 10
E: happytohelp@zestlovesproperty.com

VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER:: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.



33, Pennard Green, Bath, BA2 1SE

3 Bedroom House - Semi-Detached

Guide price £300,000

- Three Bedroom Semi-Detached Family Home
- Sleek Kitchen Dining Room
- Rear Gardens & Private Driveway Parking
- Flexible Ground Floor Accommodation
- Family Bathroom & Cloakroom
- Freehold, Council Tax Band A, EPC Rating D

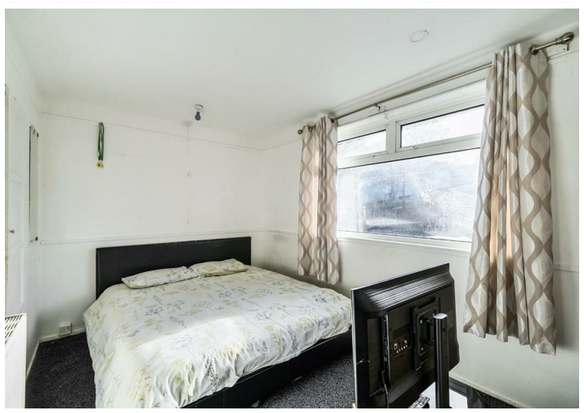
DETAILS

A well presented three bedroom semi-detached family home, boasting well balanced, flexible accommodation as well as gardens and driveway parking.













DESCRIPTION
Offering spacious and adaptable accommodation throughout, this home would be ideal for a variety of buyers, including growing families, first-time purchasers or those seeking a home with generous living space and a practical layout. Upon entering, you are greeted by a welcoming hallway which leads through to a bright living room. To the rear, a contemporary kitchen/diner provides an excellent space for everyday family life, with plenty of room for both food preparation and dining. The kitchen leads into a conservatory, adding valuable additional living space while enjoying views over the rear garden. This versatile room offers a range of potential uses, whether as a second reception room, children's playroom, home office or an ideal space for entertaining. Completing the ground floor are a separate WC and several useful storage areas.

The first floor provides three generously sized bedrooms and a three piece family bathroom.

Outside, the property enjoys a good-sized, enclosed rear garden, featuring a combination of patio and gravelled areas. This provides an excellent setting for relaxing outdoors, entertaining guests or accommodating family activities. Further benefits include off-road parking, conveniently accessed from the rear.

LOCATION
Pennard Green enjoys a convenient and well-connected position in the historic city of Bath, offering an appealing balance of residential surroundings and easy access to the city's many attractions. The vibrant city centre is within comfortable reach, providing an excellent selection of independent shops, cafés, restaurants and leisure facilities. The area is also well placed for a range of everyday amenities, with local shops, supermarkets and recreational facilities close at hand, as well as a choice of schools catering for a variety of age groups. A number of well-regarded schools are also conveniently situated nearby, including Twerton Infant School, St Michael's Junior Church School and Newbridge Primary School, with Oldfield School providing a secondary education option. Excellent transport links further enhance the location, with regular bus services and Oldfield Park railway station providing connections to the surrounding area and beyond. Overall, Pennard Green offers a practical and appealing setting for families and professionals alike, combining accessible local amenities with all the lifestyle benefits of living within easy reach of Bath city centre.