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& CO**

Penn Lea Road
Weston | Bath





- Substantial Edwardian semi-detached property
- Sought after Weston location
- Driveway and garage
- Large, level, south-west facing rear garden
- Retains period character
- 5 bedrooms

- Living room and separate dining room
- Family bathroom and two additional WCs
- Kitchen with dining space
- Utility room
- Easy access to local shops and Royal United Hospital
- Freehold tenure



Summary

A substantial five-bedroom Edwardian semi-detached family home occupying a highly sought-after position in the Weston area of Bath, offering over 2000 sq ft of accommodation together with ample driveway parking, a garage and a superb level southwest-facing rear garden. This handsome period home retains the generous proportions and character expected of its era, with three well-balanced reception rooms, a spacious kitchen with adjoining utility room and five versatile first-floor bedrooms. The flexible layout is ideally suited to modern family life, with dedicated spaces for home working, entertaining and everyday living. The property also offers excellent potential for future enhancement, with scope to reconfigure the kitchen into a larger open-plan family space or extend to the rear, subject to the necessary consents. Outside, the large level southwest-facing garden provides an exceptional space for children, gardening and outdoor entertaining, while the extensive driveway and garage offer valuable off-street parking.

Location

Situated on the ever-popular Penn Lea Road in Lower Weston, the property enjoys a highly convenient position within easy reach of Chelsea Road's thriving independent shops, cafés, bakery, delicatessen, Post Office and everyday amenities. Marks & Spencer Foodhall, Lidl and local healthcare facilities are also close by, while the Royal United Hospital is within easy walking distance. The area is particularly well regarded for families, with excellent local state and independent schools including Newbridge Primary School, St Mary's Catholic Primary School, Oldfield School, Kingswood School and the Royal High School. Bath city centre can be reached on foot, offering an outstanding selection of restaurants, shopping and cultural attractions, while Royal Victoria Park is approximately fifteen minutes' walk away. Oldfield Park railway station provides services to Bristol and beyond, and the nearby A4 offers straightforward road access to Bristol and the M4 via Junction 18, making the property equally attractive for commuters.

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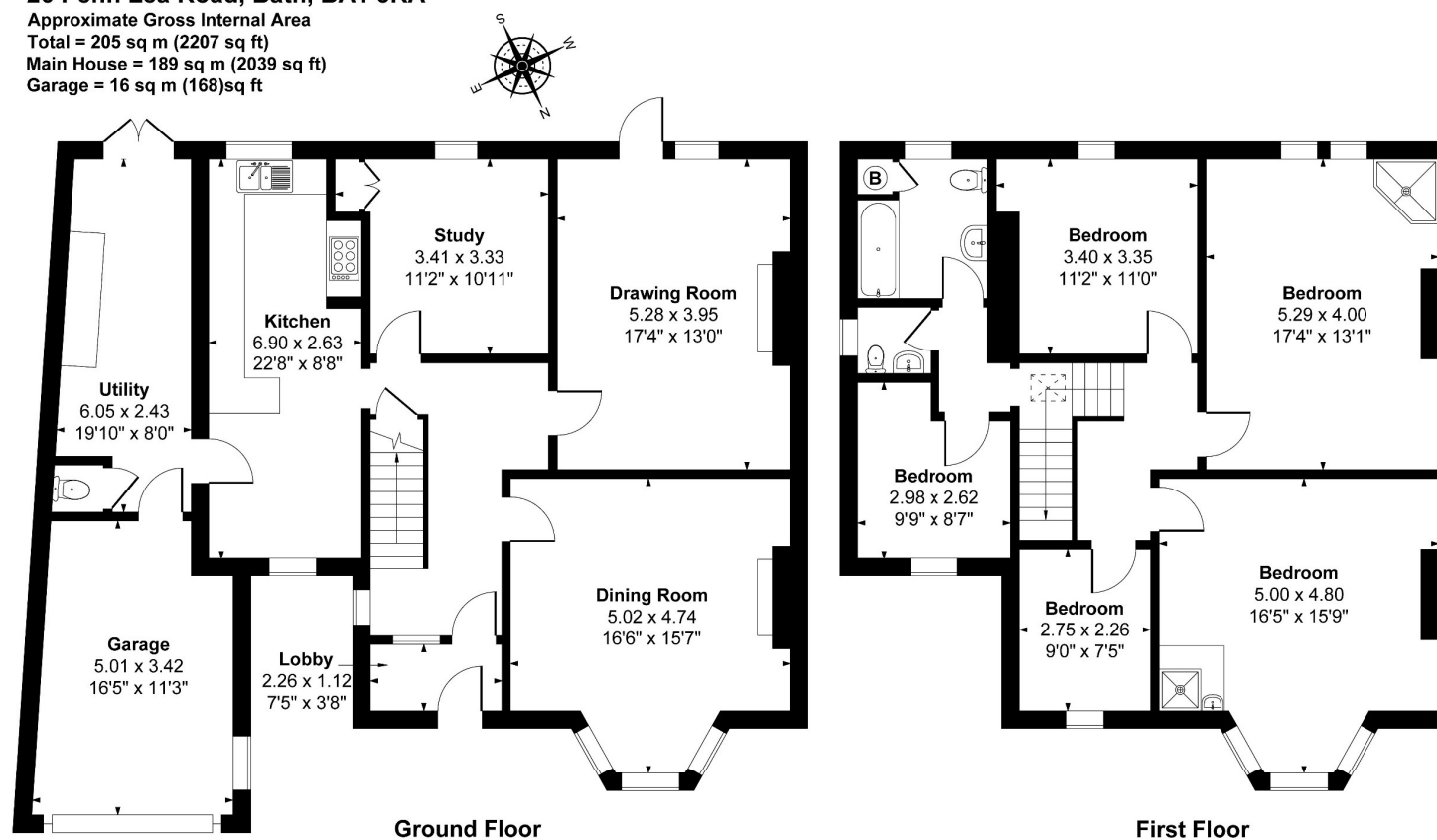
26 Penn Lea Road, Bath, BA1 3RA

Approximate Gross Internal Area

Total = 205 sq m (2207 sq ft)

Main House = 189 sq m (2039 sq ft)

Garage = 16 sq m (168) sq ft



Additional Property Information

- Freehold tenure
- EPC rating D
- Council Tax band F

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Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
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