



**NASH
& CO**

Penn Lea Road
Lower Weston | Bath



Summary

A handsome 1930s Bath-stone semi-detached property in the sought-after Leas area of Lower Weston, offered for sale with no onward chain. This attractive three-bedroom property combines character with modern living and offers excellent potential for further improvement or extension, subject to the necessary permissions. The well-proportioned accommodation begins with an entrance porch leading into a hallway and a bay-fronted living room. To the rear is an open-plan kitchen/diner, creating a sociable heart to the home. A rear lobby provides access to the conservatory, as well as incorporating utility storage and a ground-floor WC. The first floor provides three well-proportioned bedrooms, together with a modern shower room. Outside, the property benefits from mature gardens to both the front and rear, with the large rear garden featuring established planting borders, a patio and lawn. There is off-street driveway parking and a detached garage to rear of the house. There is considerable scope to enhance and enlarge the property, with potential for a rear extension and/or loft conversion, subject to the relevant planning and building regulations.

Location

Penn Lea Road is situated within the popular Weston area of Bath, close to the amenities of Chelsea Road, where a selection of independent shops, cafés, a bakery, delicatessen, Spar store, restaurant and Post Office can be found. Weston High Street is also within easy walking distance and offers further everyday amenities, while a chemist and doctors' surgery are available on Newbridge Hill. The Royal United Hospital is conveniently close by, and the surrounding countryside is readily accessible, including the Cotswold Way from nearby Penn Hill Road. Bath city centre is approximately a 40-minute walk or around 15 minutes by bicycle, with regular bus services operating from Newbridge Hill. The property also provides convenient access to the A4 towards Bristol and the M4 via Lansdown Lane.



- Handsome 1930s semi-detached property in a sought-after area
- No onward chain
- Three well-proportioned bedrooms
- Bay-fronted living room and open-plan kitchen/diner
- Conservatory, utility storage and convenient ground-floor WC.

- Mature front and rear gardens, including established borders, patio and lawn
- Off-street driveway parking plus a detached rear garage
- Potential for a rear extension and/or loft conversion, subject to permissions
- Close to Chelsea Road and Weston High Street shops and cafés
- Convenient for the RUH and Cotswold Way

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Additional Property Information

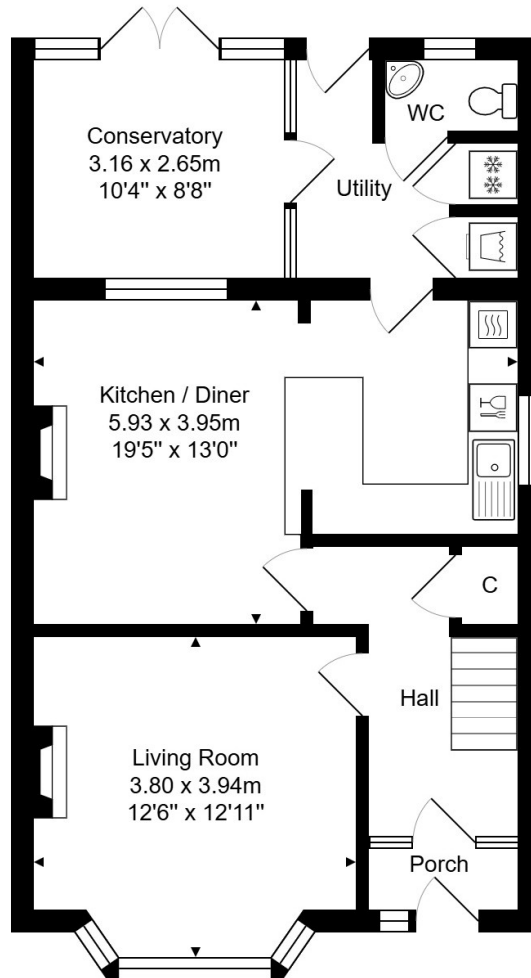
- Freehold tenure
- EPC rating D
- Council Tax band D

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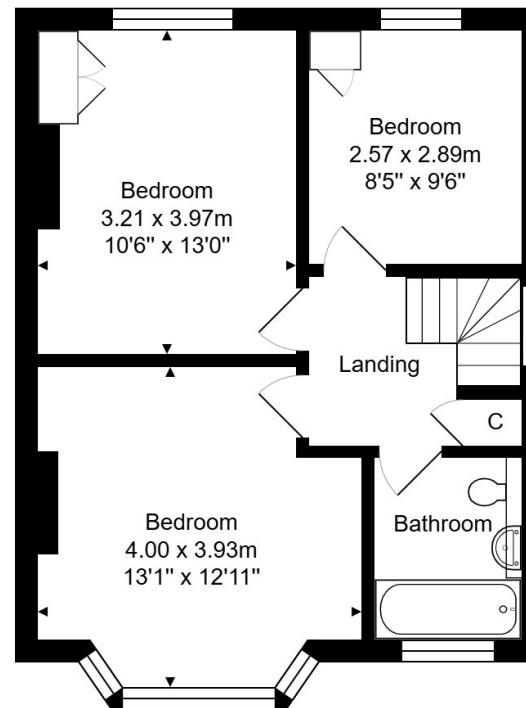
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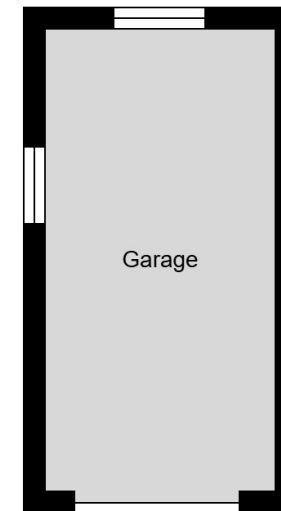
Ground Floor
Area: 62.9 m² ... 677 ft²

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.
www.epcassessments.co.uk

Total Area: 108.3 m² ... 1166 ft² (excluding garage)



First Floor
Area: 45.5 m² ... 489 ft²



Garage (not in exact location)

Nash & Co is a trading name of Nash & Co (Bath) Ltd, a company registered in England & Wales under registration number 09405604 with its registered office at 39 Oolite Road, Bath, BA2 2UU.

Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only.