



**Penn Lea Court
Bath
BA1 3RE**

Offers in Excess of £556,000

bettermove

Penn Lea Court

Bath

Bettermove are proud to present this 4 bedroom terraced in the sought after area of Bath available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway for 2 cars. The council tax band is D.

The interior of this beautifully presented property comprises a spacious and modern open plan kitchen with dining/ living space with access to the well finished rear garden and a downstairs WC. Situated on the first floor is the living room, bedroom and bathroom. The second floor has 3 further bedrooms and a family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

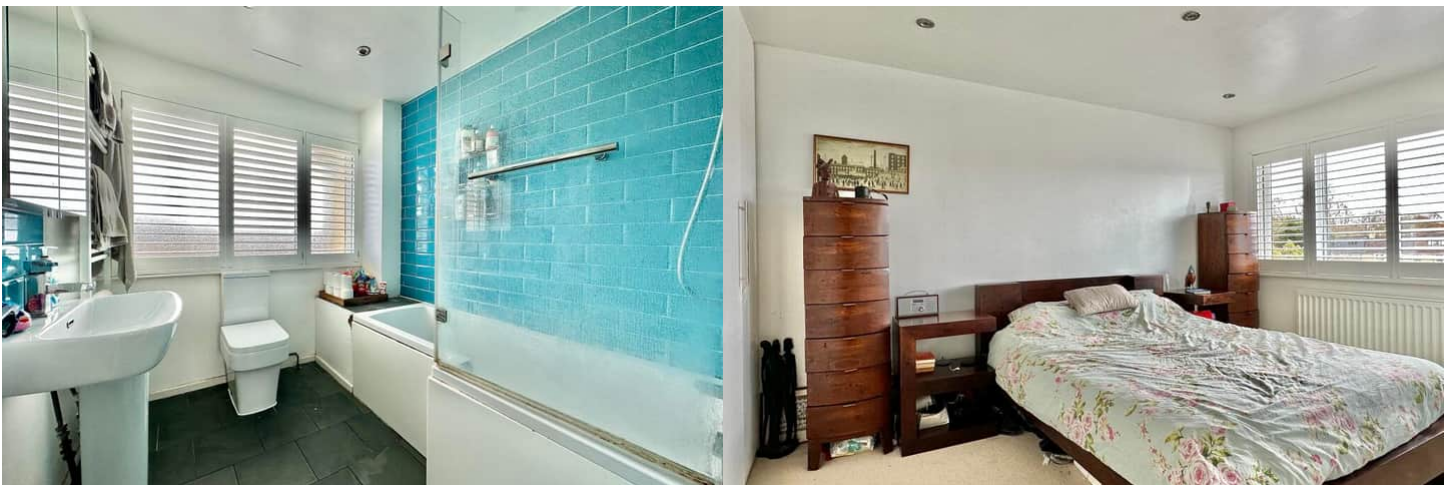
Located in the popular city of Bath, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Bath Spa Train Station, Oldfield Park Train Station, the A36 and many local buses.

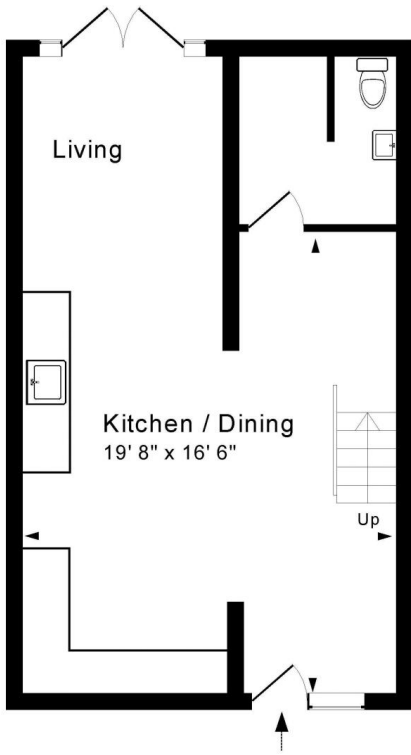
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

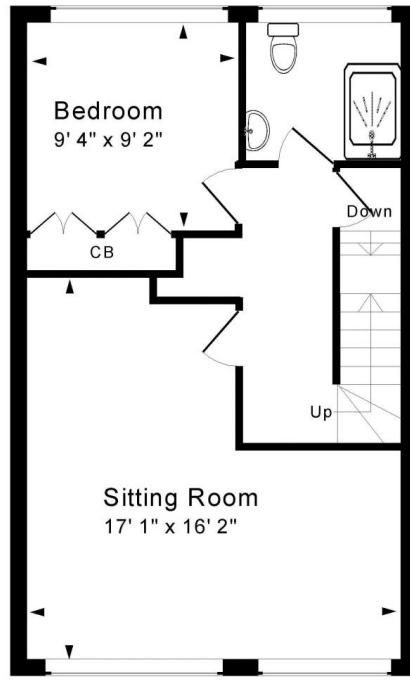
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.

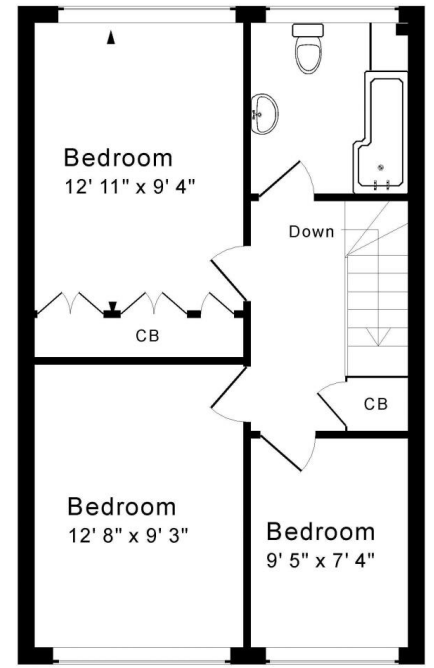




Ground Floor




First Floor



Second Floor

Approx. Gross Internal Floor Area 1,435 Sq. Ft. / 133 Sq. M
 Includes Conservatories. Excludes Garages, Porches etc. unless stated
 For identification purposes only. Not to scale. Copyright Jemesis Ltd 2023
 Drawing Number:172-0569
 4 Penn Lea Court, Bath, BA1 3RE.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



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