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Residential Sales

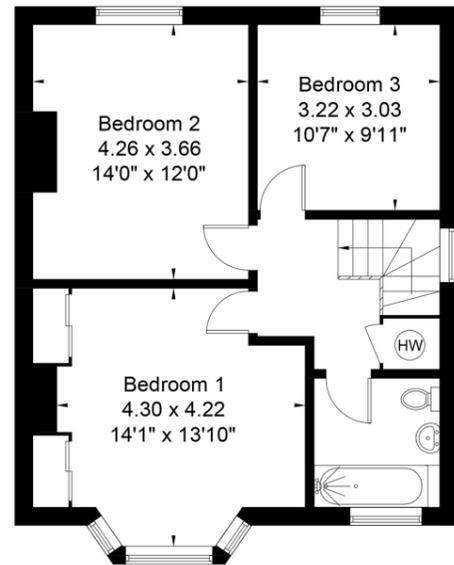


Weston, Bath

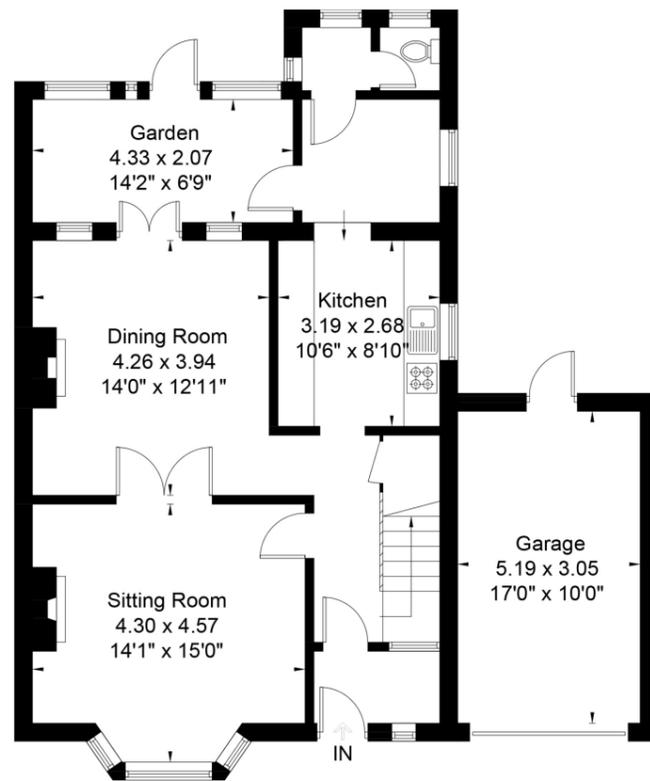


37 Penlea, Bath, BA1 3RG

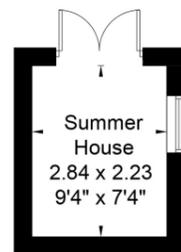
Approximate Gross Internal Area = 130.8 sq m / 1407 sq ft
 Summer House = 6.4 sq m / 68 sq ft
 Garage = 15.8 sq m / 170 sq ft
 Total = 153 sq m / 1645 sq ft



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)



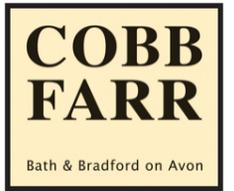
**37 Penn Lea Road
Bath
BA1 3RG**

A wonderful 3 bedroom semi detached house set on a wide plot with 3 reception rooms, garage, ample driveway and generous level garden with summerhouse located just a few minutes from local shops and the Royal United Hospital.

Tenure: Freehold

£775,000





Situation

The property is located in a most popular road of sought after houses just a few minutes from the Royal United. It is in a very convenient position for easy access to the nearby Weston Village and shopping area of Chelsea Road which offers a good a selection of amenities and retail units.

The property is also very well placed for easy access to a number of local state and private primary schools, nurseries and also a number of secondary schools which include Kingswood, The Royal High and King Edwards.

The city centre of Bath is approximately 1 ½ miles distant and offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes and wine bars along with a number of well-respected cultural activities which include the attractions at The Roman Baths and Pump Rooms, a world-famous international music and literary festival and many pre-London plays and shows at The Theatre Royal.

World Class Sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University and there are excellent hotel, gym and spa facilities at the nearby Royal Crescent and Priory Hotels.

Communications include direct lines to London Paddington, Bristol and South Wales from Bath Spa Railway Station. The M4 Motorway is 8 miles to the north and Bristol Airport is 18 miles to the west and with very easy access to Bristol.

General Information

Services: All mains services are connected
Heating: Full gas fired central heating
Tenure: Freehold
Council Tax: E
EPC Rating: E

Important Notice: Cobb Farr, their clients and any joint agents give notice that: They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consents and Cobb Farr have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Description

37 Penn Lea Road is a very well presented Edwardian semi detached house within a generous level garden. The property is accessed via a pillared and brick block driveway allowing for 2-3 vehicles.

The pretty entrance porch has stained glass windows and leads through to the inner hall with a wide staircase rising to the upper floor.

On the ground floor there is a light sitting room with front bay window, handsome fireplace and glazed sliding doors to the dining room which itself overlooks the garden room. The kitchen offers a full range of cupboards and appliances with wooden worksurfaces and accesses the rear lobby and cloakroom. The garden room opens onto the brick patio and the level, enclosed garden.

Upstairs there are 3 double bedrooms and a family bathroom.

Externally there is a garage with electrically operated roller door with power light and work bench. The rear garden can also be accessed via a side pathway. The garden itself boasts a wide array of flowering plants, mini pond and a studio / summerhouse, shed and storage area.

Accommodation

Ground Floor

Part obscured glazed wooden front door leading to entrance porch.

Entrance Porch

With wooden flooring, hammered glass picture window and stained glass glazed inner door leading into the hallway.

Hallway

With wooden flooring, stairs rising and turning to the first-floor landing, double panelled radiator and understairs storage cupboard.

Sitting Room

With double glazed bay window to front aspect, double panelled radiator, feature stone fireplace with matching hearth, inset grate and sliding obscured glazed doors leading through to the dining room.

Dining Room

With wall lights, double panelled radiator, 2 rear aspect porthole windows and original glazed doors leading out to conservatory/garden room.

Kitchen

Comprising eye and base level units with wooden worksurface area, single bowl ceramic Belfast sink with matching drainer, space for upright oven, extractor with light over, space for low level fridge/freezer, side aspect double glazed window, spacer and plumbing for washing machine, floor standing boiler and doorway out into the rear lobby.

Rear Lobby

With tiled flooring, double panelled radiator, window to side aspect and leading through to the conservatory/garden room and cloakroom.

Cloakroom

With tiled flooring, space and plumbing for washing machine, low flush WC and 2 rear aspect frosted double glazed windows.

Conservatory/Garden Room

With wooden flooring, mono pitched double glazed roof with exposed ceiling timbers, rear aspect wooden framed double-glazed windows, UPVC glazed door out to the brick block patio and garden beyond.

First Floor

Landing

With double glazed window, access to the loft and airing cupboard.

Family Bathroom

Comprising low flush WC, pedestal wash hand basin with hot and cold taps, bath with mixer taps and wall mounted Mira shower unit over, front aspect double glazed obscured window with plantation shutters, double panelled radiator and vinyl flooring.

Bedroom 1

With double glazed bay window, double panelled radiator, 2 sets of sliding door wardrobes and matching cupboards above.

Bedroom 2

With rear aspect double glazed window and double panelled radiator.

Bedroom 3

With rear aspect double glazed window and double panelled radiator.

Externally

To the front of the property there is a pillared driveway which is brick block hard standing for 1/2 vehicles, further shingle area providing extra parking. Shrubbery borders, picket fencing, access to garage and gated side access to the rear garden.

The rear garden has an area of brick block patio immediately to the rear of the house, wood store, enclosed on all sides by closed panel fencing and mature hedgerow, slabbed pathway winds through the level lawn past some fruit trees and pond, leading to the summer house/studio. This is of a wooden construction with pitched roof, double doors, vinyl flooring and pull-down bed. Beyond the studio is a timber-built garden shed and storage area.

The garage has an electrically operated roller door, mono pitch roof, ample shelving, work bench, power and light.