



4 Bloomfield Crescent, Bath, BA2 2BE

4 Bloomfield Crescent, Bath, BA2 2BE

A four-storey Grade II* listed Georgian home with private terrace and spectacular panoramic views across Bath

Entrance hall | Sitting room | Kitchen | Utility room | Shower room | Master bedroom | Two further bedrooms | Family bathroom | Additional WC | Vault storage | Private terrace and communal garden | Coach house and private garden plot/s available by separate negotiation |

Description

No. 4 occupies a central position in the crescent of seven houses, built c.1793-95. Bloomfield Crescent is accessed to the rear through private gates. Local amenities can be found nearby at Bear Flat. The city centre and Bath Spa station is only 1.6 miles by foot via Bloomfield Road.

Entering the house via the front door, you step into a generous entrance hall with an adjoining sitting room, enjoying a double aspect and an open fireplace. A door from the entrance hall leads out to the terrace and communal gardens.

Downstairs, on the lower ground floor, there is a shower room and a utility room with an Indesit washer/dryer and an AEG washer/dryer. The kitchen is well-appointed, with a solid wood worktop. Appliances in the kitchen include a Fridgemaster fridge-freezer, a Lamona dishwasher, AEG electric oven and five-ring Bosch gas hob. A window above the sink area brings in plenty of natural light. A door from the kitchen leads to a good-sized vault area, ideal for storage.

On the first floor, the master bedroom has two fitted wardrobes and a double aspect, overlooking the incredible city views. Next to the main bedroom is a family bathroom. Two further bedrooms are located on the second floor, along with an additional WC. There are two useful airing cupboards on the first and second floor landing.

Outside

As you step out from the entrance hall onto the pennant flagstone terrace, you are immediately struck by the spectacular views of the city. The private terrace provides a fantastic space to sit and dine, whilst enjoying the attractive communal garden and far-reaching views beyond.

General Information

Bath & North East Somerset Council. Council Tax Band D.

Mains services connected.

Tenure - our client holds the freehold and leasehold titles to everything outlined on the land plan, with the exception of the coach house which is leasehold only (adjoining the garden plot in red).

Current annual service charge - £360.00 per annum.



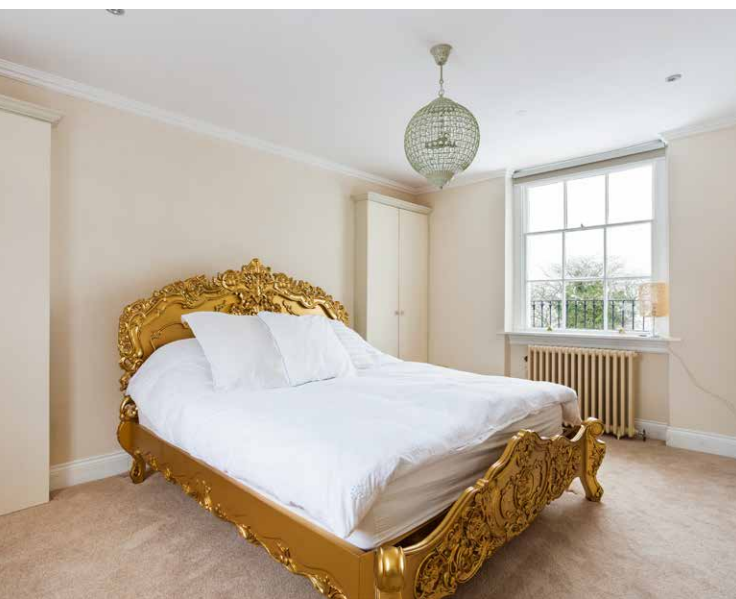


Agent's Note

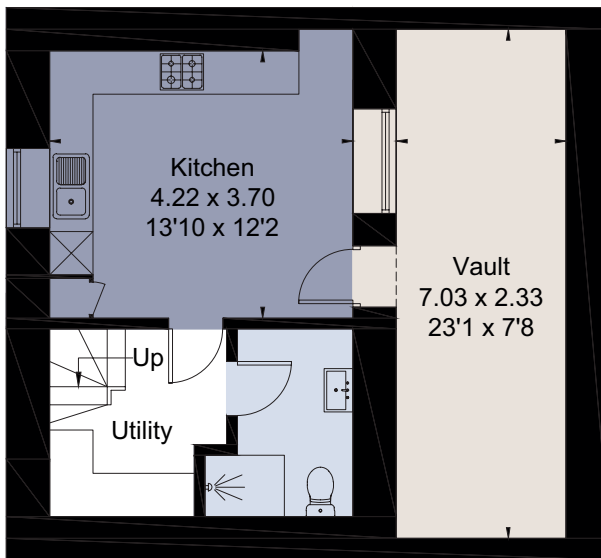
No. 4 owns a coach house along with a garden plot to the side of it (0.083 acres approx.) available by separate negotiation. The coach house consists of a ground floor carport and an additional storage room above. There is also a parking space in front of the coach house. Our client has engaged with an architect over a potential scheme; plans are available on request.

No. 4 also owns a further parcel of land (0.242 acres approx.) at the front of the crescent, just beyond the communal garden, also available by separate negotiation.

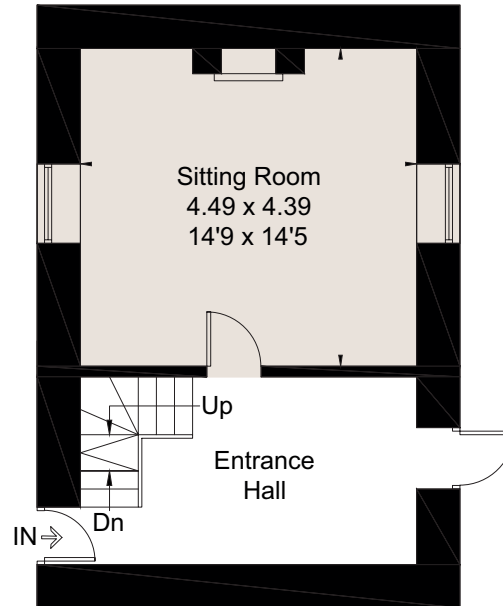
For reference, please see the land plan on the listing detailing the separate plots available. The blue highlights the property being sold, the red highlights the coach house and garden plot being sold separately, and the yellow highlights the extra parcel of land being sold separately. Please contact the agent for further information.



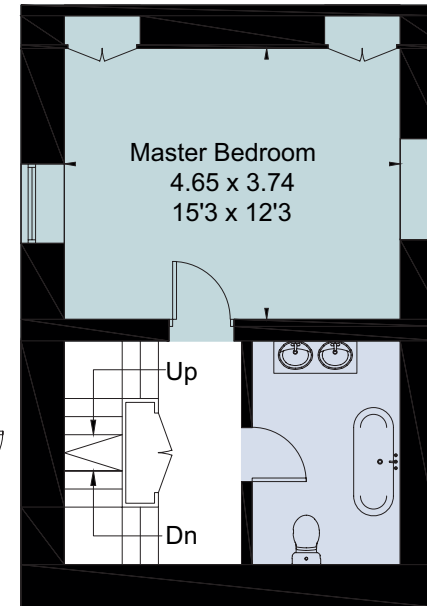
Approximate Floor Area = 148.4 sq m / 1597 sq ft (Including Vault)



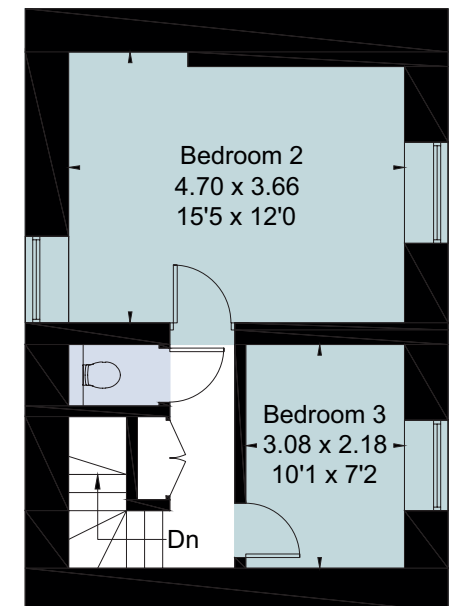
Lower Ground Floor



Ground Floor



First Floor



Second Floor

EST • 1879
**CRISP
COWLEY**

TEL: +44 (0) 1225 789333
WOOD STREET
BATH BA1 2JQ
CRISPCOWLEY.CO.UK

IMPORTANT NOTICE: Crisp Cowley, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. 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. 2. 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 Crisp Cowley have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prepared by Capture Property Marketing Ltd. Brochure by fourwalls-group.com