



Bloomfield Avenue, Bath  
£660,000

Chase   
Buchanan







# 36 Bloomfield Avenue

## Bath, Bath And North East Somerset, BA2 3AJ

A Good Sized Detached Family Home, Benefitting From A Traffic Free Location, Set In Private & Secluded Walled Gardens With Detached Single Garage and Off Street Parking For Several Vehicles.

- Detached 1970's Family Home
- Dual Aspect Dining Room
- Two Further Bedrooms
- Walled & Private Gardens
- Kitchen & Utility
- Family Bathroom
- Triple Aspect Sitting Room
- Master With En-Suite Bathroom
- Garage & Off Street Parking



## **The Property**

A modern detached family home located in a quiet backwater with easy access to both Bear Flat & Moorland Road amenities.

The property is in need of some updating, however offers spacious accommodation over two levels including two receptions, three bedrooms, kitchen & bathroom. In addition there are gardens on three side, plenty of off street parking and a garage making this a popular choice with families with its close proximity to schools and a good array of local amenities, early viewing is essential.

## **The Situation**

Set in a great residential location this family home is only a short walk from the variety of shops on the Bear Flat & Moorland Road. Schools nearby cater for all age groups. These include most conveniently, St Johns, Oldfield and Moorlands infant and Junior schools, Beechen Cliff, Hayesfield and Ralph Allen Secondaries.

Bloomfield Avenue offers superb road access to Bristol, Bath & the M4/M5 motorway network. There is a bus service to the City and the proximity to both Oldfield Park and Bath Spa Railway stations presents an easy commute to Bristol or London.

Close by are the allotments in Bloomfield Road, along with a child's play area. The old Somerset/Dorset Railway line now a Cycle Path, is at the end of the road which will take you through the two tunnels to the beautiful countryside at Midford and beyond.

## **Entrance Porch**

Dual aspect windows, part glazed door.

## **Entrance Hall**

Under stair cupboard, stairs to first floor, dado rail.

## **Sitting Room**

Triple aspect room with double glazed windows and patio doors to garden, wooden fire surround with marble style hearth & inset gas fire.

## **Dining Room**

Dual aspect room with double glazed windows and sliding doors to the front garden.

## **Kitchen**

Double glazed window, a range of wall and base units with laminate work tops over, space for free standing cooker, one and a half bowl sink with mixer tap, space for appliances.

## **Utility**

Windows and door to outside, plumbing for washing machine.

## **First Floor Landing**

Double glazed window, access to loft space.

## **Bedroom One**

Dual aspect double glazed windows, laminate flooring.

## **En-Suite Bathroom**

Double glazed window, panelled bath with tiled surround, pedestal wash hand basin with tiled splash back, low level WC, built-in airing cupboard.

## **Bedroom Two**

Double glazed window, laminate flooring.

## **Bedroom Three**

Double glazed window, built-in wardrobes, laminate flooring.

## **Family Bathroom**

Double glazed window, panelled bath with tiled surround, shower enclosure with shower head over.

## **Outside**

Gardens on three side comprising to the front a large and private walled garden approached via a pedestrian gate from the lane, laid principally to lawn with path leading to the front door. To the side is a path which leads to the enclosed and private garden at the side and rear with lawn, flower beds patio and plenty of off street parking. Additionally there is garage approached via the bottom of Maple Gardens with metal up and over door and personal door into the garden.



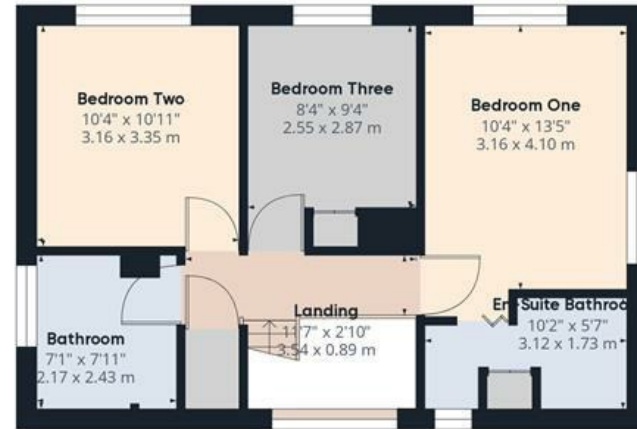








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

1300.5 ft<sup>2</sup>

120.82 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

## Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at [www.chasebuchanan.co.uk](http://www.chasebuchanan.co.uk)

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## Independent Mortgage Advice

Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- \* Free consultation meetings with no obligation
- \* Access to exclusive mortgage products and deals
- \* Truly independent advice with access to approximately 130 mortgage lenders
- \* Face-to-face or telephone meetings at your convenience
- \* They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- \* Their dedicated team are by your side throughout the property-buying journey

The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

## Solicitor / Conveyancing Services

We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.

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## Miscellaneous items

EPC: D

Council Tax: E

Utilities: All main services

Authority: Bath & North East Somerset

Tenure: Leasehold

For more information or to book a viewing, please contact:

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