

35 Bloomfield Drive, Bath BA2 2BQ  
 Approx. Gross Internal Area  
 1,450 sq ft - 134 sq m



**VIEWING AND OFFER PROCEDURE:** If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

**MONEY LAUNDERING REGULATIONS -** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

**DISCLAIMER:** All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only - they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

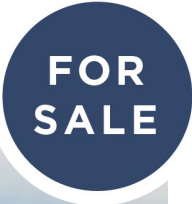
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**BLOOMFIELD DRIVE, BATH  
 BA2 2BQ**

**OFFERS IN EXCESS OF  
 £550,000**

**5 BEDROOM HOUSE**

- A fabulous semi detached family home, finished to an exceptionally high standard
- Two double bedrooms, two single bedrooms, home office/bedroom five, bathroom, cloakroom
- Secure rear garden with patio, lawn and decked terrace, panoramic far reaching views
- Living room with log burning stove, dining room, kitchen, utility room
- Off road parking for two vehicles, garage and a EV car charging point (7.4kw)
- EPC rating D. Council Tax band D. Freehold.



#### DESCRIPTION

A beautifully modernised family home set within the sought after location of Bear Flat, with far reaching views towards Bristol. This contemporary property enjoys a 'Tado' smart heating system which includes smart thermostats on radiators in most rooms and solar panels with total of 10kW storage. The accommodation offers a hallway and living room fitted with Engineered Oak flooring and a log burning stove, a dining room and kitchen with Travertine floor tiles with the elegant touch of quartz worktops and splashback. Also to the ground floor there is a utility room and a cloakroom. The first floor benefits from two double bedrooms, home office/bedroom five and a family bathroom with Turkish marble tiles. The upper floor provides two single bedrooms.

Externally the property has off road parking for two vehicles which provides access into the garage and pedestrian access to the rear garden. The rear garden is terraced and provides a patio area, lawn and decked terrace.

#### LOCATION

Bloomfield Drive is located within striking distance of the Bear Flat, Combe Down, Southdown and Odd Down on the Southern slopes of Bath. This popular location provides a host of independent and local shopping outlets and is well placed for access to the City Centre by public transport, thanks to a regular bus service. Bath enjoys international acclaim for its Georgian architecture and Roman heritage and offers a wide variety of cultural, leisure and business amenities along with excellent restaurants and shops.

