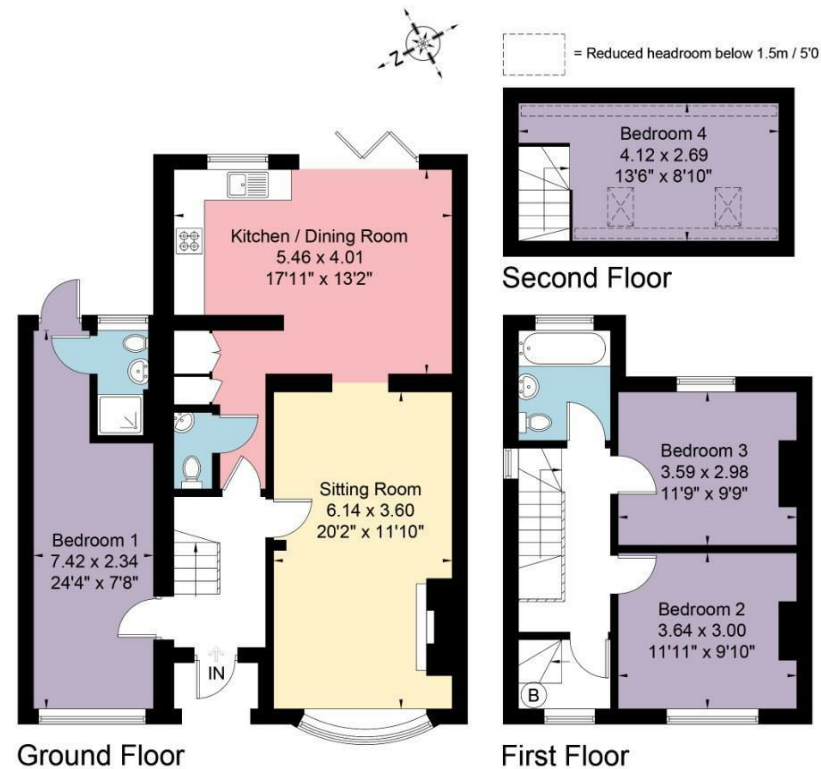


47 Upper Bloomfield Road, Bath, BA2 2RY

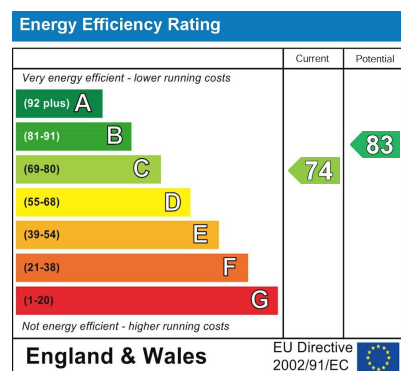
Approximate Gross Internal Area = 125.4 sq m / 1349 sq ft



FLOOR PLAN:



EPC CHART:



ZEST PROPERTY SERVICES

1 a Mile End
London road
Bath
Ba1 6pt

T: 01225 48 10 10
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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.



47, Upper Bloomfield Road, Bath, BA2 2RY

4 Bedroom House - Detached

Guide price
£600,000

- A Fully Renovated Detached Family Home
- Well Balanced Flexible Accommodation Over Three Floors
- Open Plan Living With Sleek Kitchen & Utility
- Four Double Bedrooms & Sleek Family Bathroom & En-Suite
- Landscaped Level Gardens With Front & Rear Driveway Parking
- Freehold, Council Tax Band E, EPC Rating C

DETAILS

A handsome fully renovated four double bedroom family home situated on the southern slopes of Bath. The property offers flexible accommodation over three floors, driveway parking to the front and rear as well as landscaped gardens and No Onward Chain.



DESCRIPTION

Upon entering the property, you are welcomed by a spacious entrance hall with stairs rising to the first floor. To the right is the elegant living room, featuring attractive herringbone flooring and a charming feature fireplace, creating a warm and inviting space. The room flows seamlessly through to the impressive open-plan kitchen/dining room at the rear of the property.

The contemporary kitchen is beautifully appointed with a range of sleek wall and base units, complemented by integrated appliances including an oven, hob, fridge/freezer and dishwasher. There is ample space for a generous dining table and chairs, while bi-fold doors open onto the rear garden, allowing for effortless indoor-outdoor living. The kitchen is further enhanced by a practical utility area and a cloakroom.

Completing the ground floor is a generous double bedroom with direct access to the rear garden and a beautifully presented en-suite shower room, making it ideal for guests, multi-generational living or those seeking ground floor accommodation.

The first floor offers two further well-proportioned double bedrooms, together with a modern family bathroom fitted with a stylish three-piece suite. Occupying the second floor is the fourth and final double bedroom, enjoying an abundance of natural light from Velux roof windows.

Externally, the property benefits from a spacious driveway to the front, providing off-road parking for several vehicles and enclosed by attractive boundary walls. Side access leads through to the rear garden, which has been thoughtfully landscaped to create a stunning, level outdoor space, predominantly laid to lawn. The garden is enhanced by a variety of mature trees, beautifully stocked flower beds and borders, together with an attractive water feature. A particular highlight is the additional rear vehicular access, offering further off-road parking and excellent practicality.

LOCATION

Situated on Upper Bloomfield Road, this Detached family home enjoys a highly convenient location on the southern slopes of Bath, within easy reach of the sought-after villages of Combe Down and Bear Flat. The area offers an excellent range of independent shops, cafés and everyday amenities, while Bath city centre is easily accessible via the frequent bus service.

Surrounded by beautiful countryside, the property is perfectly placed for scenic walks through the nearby villages of Southstoke and Wellow. The UNESCO World Heritage City of Bath provides an outstanding selection of restaurants, boutique shopping, cultural attractions including the Theatre Royal, and the renowned Thermae Bath Spa.

Excellent transport connections include Bath Spa railway station, offering direct services to London Paddington in approximately 90 minutes, while Junction 18 of the M4 is within easy reach, providing convenient road links to London and the wider motorway network.

The property also benefits from a wide choice of well-regarded primary and secondary schools nearby, making this a particularly desirable location for families.