



**£315,000**

Council Tax Band: B  
Energy Efficiency Rating: D

## Poolemead, Bath, BA2 1QW

An excellent opportunity has arisen to purchase this stunning and substantial three bedroom property believed to date from around 1964. The benefits include gas heating, double glazing and spectacular panoramic views. Early viewings are advised. Please call 01225 463006 to arrange an internal inspection.





 **Home**  
ESTATE AGENTS OF BATH

 **Home**

An excellent opportunity has arisen to purchase this stunning and substantial three bedroom property believed to date from around 1964.

The benefits include gas heating, double glazing and spectacular panoramic views.

The property briefly comprises a porch, hall, kitchen, lounge/dining room, store room, landing, three good sized bedrooms and a bathroom, as well as a selection of large cupboards.

The front garden is laid mainly to patio with mature shrubs and spectacular views.

The rear garden is laid mainly to lawn and decking with areas of landscaping.

The property has been maintained and upgraded to a high standard by the current owners.

The shops and cafés of Moorland Road are in close proximity.

There are a variety of very good farm shops nearby as well.

The property offers good access to the city centre, the University and Bristol beyond.

Early viewings strongly advised. Please call 01225 463006 to arrange an internal inspection.

#### **Entrance Porch:**

UPVC part doubled glazed door to front aspect, UPVC double glazed windows to front and side aspects.

#### **Cupboard:**

Vaillant gas boiler, gas meter, shelving.

#### **Entrance Hall:**

UPVC double glazed door to front aspect, UPVC double glazed window to front aspect, radiator, stairs rising to first floor landing.

#### **Store Room:**

A very useful internal store room.

#### **Lounge/Dining Room: 5.46m MAX x 4.2m MAX**

UPVC double glazed window to front aspect, UPVC double glazed window to rear aspect, radiator, fireplace surround.

#### **Kitchen: 2.09m x 1.49m**

UPVC part double glazed door to rear aspect, UPVC double glazed window to rear aspect, range of base and wall mounted units, 1½ bowl composite sink with mixer tap, integrated cooker hood, plumbing for washing machine, plumbing for dishwasher,

understairs storage area containing electric meter, tiled splash backs, floor tiles, pleasant garden aspect.

#### **First Floor Landing:**

UPVC double glazed window to rear aspect, loft access, doors to all rooms.

#### **Bedroom: 4.16m x 2.99m**

2x UPVC double glazed windows to front aspect, radiator, built in cupboard, spectacular panoramic views.

#### **Bedroom: 3.3m MAX x 2.58m MAX**

UPVC double glazed window to rear aspect, radiator, pleasant garden aspect.

#### **Bedroom: 2.99m MAX x 2.58m MAX**

UPVC double glazed window to front aspect, radiator, built in cupboard containing immersion tank, spectacular panoramic views.

#### **Bathroom:**

UPVC double glazed window to rear aspect, wash basin within vanity unit, panelled bath with Mira electric shower over, WC, heated towel rail, wall tiles.

#### **Front Garden:**

Laid mainly to patio with landscaping, mature trees and shrubs, spectacular panoramic views.

#### **Rear Garden:**

Laid mainly to lawn and decking, areas of landscaping, flowers beds and shrubs, patio area, 2x storage cupboards, spectacular panoramic views.

*For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on [sales@ahea.co.uk](mailto:sales@ahea.co.uk)*

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22 Poolemead Road,  
Bath,  
BA2 1QW.

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branch or go online  
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viewing.

01225 463006

[sales@ahea.co.uk](mailto:sales@ahea.co.uk)

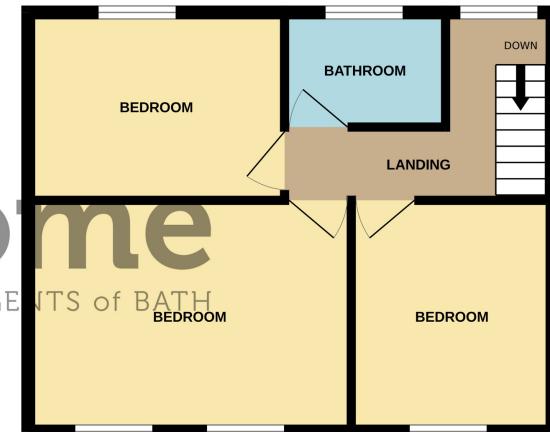
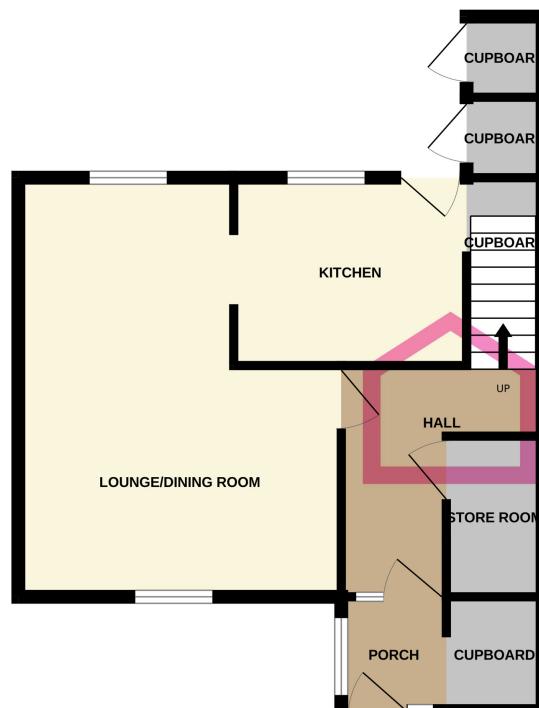
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GROUND FLOOR

1ST FLOOR



Home

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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