

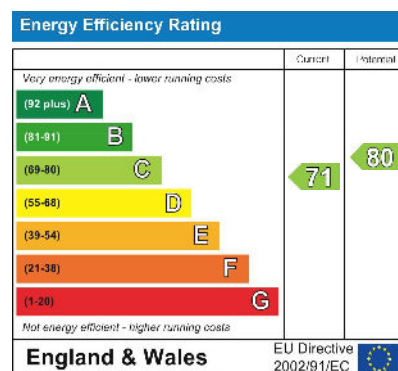
Bloomfield Grove, Bath, BA2
Approximate Area = 1621 sq ft / 150.5 sq m
Limited Use Area(s) = 84 sq ft / 7.8 sq m
Total = 1705 sq ft / 158.3 sq m
For identification only - Not to scale

FLOOR PLAN:



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2026. Produced for Zest Sales and Lettings Ltd. REF: 1430218

EPC CHART:



ZEST PROPERTY SERVICES

1 a Mile End
London road
Bath
BA1 6pt

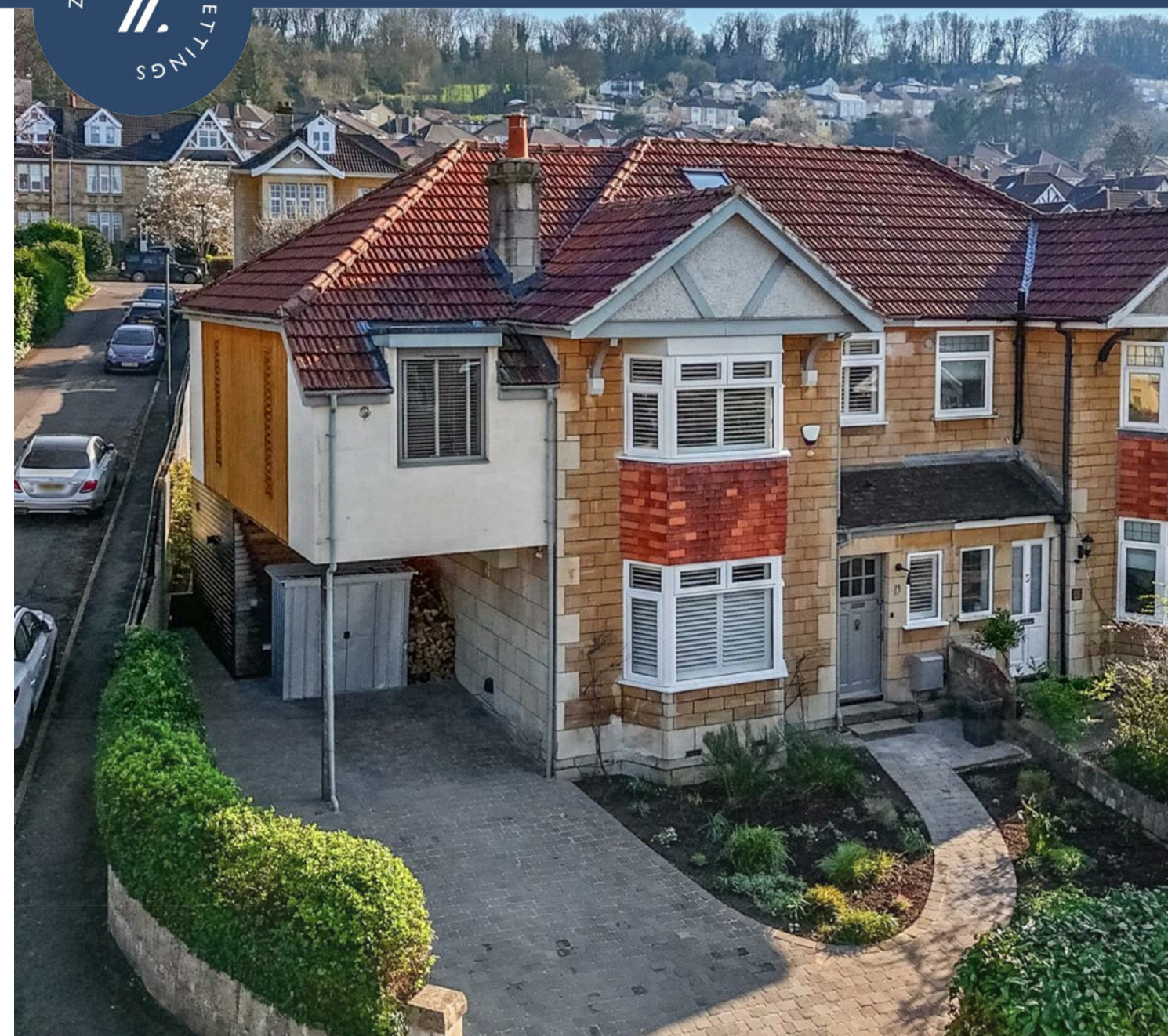
T: 01225 48 10 10
E: happytohelp@zestlovesproperty.com



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.



19, Bloomfield Grove, Bath, BA2 2BZ

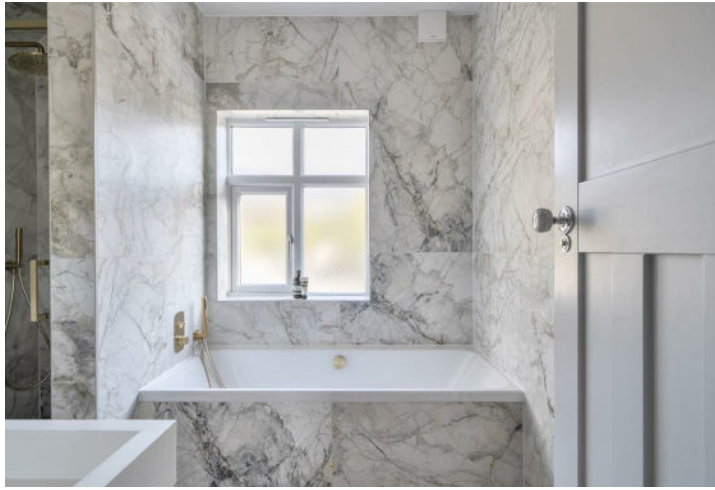
4 Bedroom House - Semi-Detached

Offers in excess of
£900,000

- Immaculately Presented Semi-Detached Family Home
- Two Reception Rooms, Five Bedrooms & Two Bathrooms
- Finished To The Highest Standard Throughout
- Beautifully Designed & Extended Flexible Accommodation
- Landscaped Gardens & Driveway Parking
- Freehold, EPC Rating C, Council Tax Band E

DETAILS

An exceptionally designed and extended family home, situated in the desirable area of Bloomfield, on the southern slopes of Bath. The property offers beautifully flowing accommodation set over three floors, offered to the market with no onward chain, landscaped gardens and driveway parking.



DESCRIPTION

You enter the property via a welcoming hallway, with stairs rising to the first floor. To the left is a bay-fronted living room, featuring an inset log burner and beautiful parquet flooring. Beneath the stairs, there is a well-appointed cloakroom, with a boiler cupboard located opposite.

To the rear of the ground floor lies a truly stunning extended open-plan kitchen, dining, and family space, which flows seamlessly out to the garden through floor-to-ceiling glazed sliding doors. This light-filled area perfectly suits modern living, showcasing a sleek bespoke 'Masterclass' kitchen with marble worktops, engineered oak flooring, and an impressive family area complete with a media wall, electric hideaway cinema screen, and pre-installed wiring for a TV, soundbar, and projector.

On the first floor, you will find the principal suite, two further double bedrooms, a family bathroom, and a study or nursery. The principal suite features a vaulted ceiling, with a dressing area at one end offering his-and-hers wardrobes, and an en-suite shower room at the other. There is also space and wiring in place for a wall-mounted TV at the foot of the bed. The family bathroom is equally impressive, finished with Mandarin stone faux marble tile, and comprising a bath, walk-in shower, double sink unit, and WC.

The second floor offers an additional double bedroom with far-reaching views across Bath.

Externally, the front of the property provides a block-paved driveway for a couple of vehicles, complemented by mature planting and hedging. To the rear, a composite Millboard deck wraps around the house, partially covered by a 'Brustor' electric louvred roof pergola, offering shade and shelter throughout the seasons. The garden is thoughtfully landscaped, mainly laid to lawn with well-stocked borders on both sides. At the top of the garden, you'll find an idyllic al fresco dining area alongside a bespoke children's play area.

LOCATION

Bloomfield Grove is ideally situated on the southern slopes of Bath, within easy reach of Bear Flat and Combe Down. This highly sought-after area offers a great selection of independent shops and local amenities, along with convenient access to the city centre via a regular bus service.

Bath itself is internationally renowned for its elegant Georgian architecture and rich Roman heritage. The city provides an excellent range of cultural, leisure and business facilities, as well as a diverse choice of restaurants and shops.

For commuters, Bath is well connected. The M4 (junction 18) lies to the north of the city, providing road links to London, while Bath Spa railway station offers direct services to London Paddington in around 90 minutes and to Bristol Temple Meads in approximately 15 minutes.

