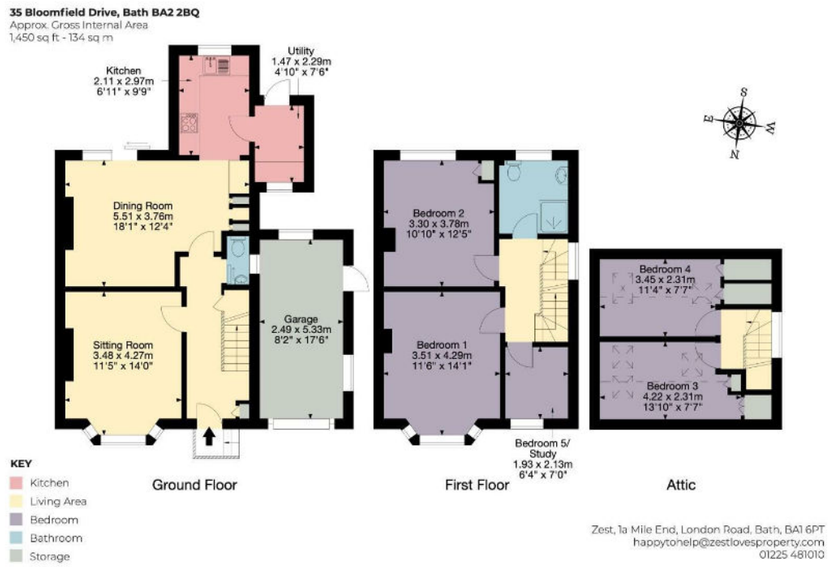
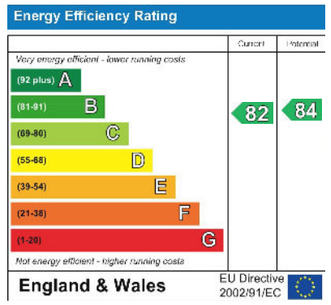
FLOOR PLAN:



EPC CHART:



ZEST PROPERTY SERVICES

1a 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.

35, Bloomfield Drive, Bath, BA2 2BQ

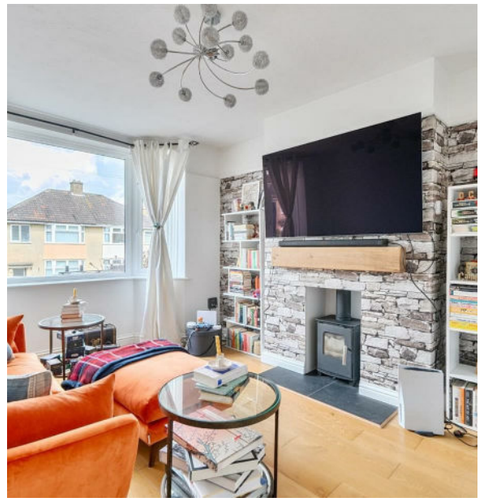
5 Bedroom House - Semi-Detached

Guide price £550,000

- A fabulous semi detached family home in a sought after location with solar panels
- 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 B. Council Tax band D. Freehold.

DETAILS

A beautifully presented semi-detached family home, ideally located in the highly sought-after area of Bear Flat. The accommodation includes a living room, dining room, kitchen, five bedrooms, a family bathroom, utility room and cloakroom. Externally, the property benefits from off-road parking, a garage, and a generously sized rear garden.



DESCRIPTION
A beautifully modernised family home set in the highly sought-after area of Bear Flat, enjoying far-reaching views towards Bristol. This stylish and energy-efficient property features a smart 'Tado' heating system with individual room controls, along with solar panels and 10kW battery storage. The ground floor offers a welcoming hallway leading to a cosy living room with engineered oak flooring and a log-burning stove, alongside a separate dining room with new french doors and a beautifully finished kitchen. A utility room and cloakroom complete the space. Upstairs, there are two generous double bedrooms, a versatile home office or fifth bedroom, and a family bathroom, each room with new windows. The top floor provides two further bedrooms, ideal for children, guests or office space. Externally, the property benefits from off-road parking for two vehicles, a garage, and a thoughtfully terraced rear garden featuring a patio, lawn, and decked seating area—perfect for relaxing or entertaining.

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. There are transport links to London either from junction 18 of the M4 which lies to the north of the city or by rail from Bath Spa railway station to London Paddington and Bristol Temple Meads.