



# 2 Bloomfield Crescent

## Bath

### BA2 2BE

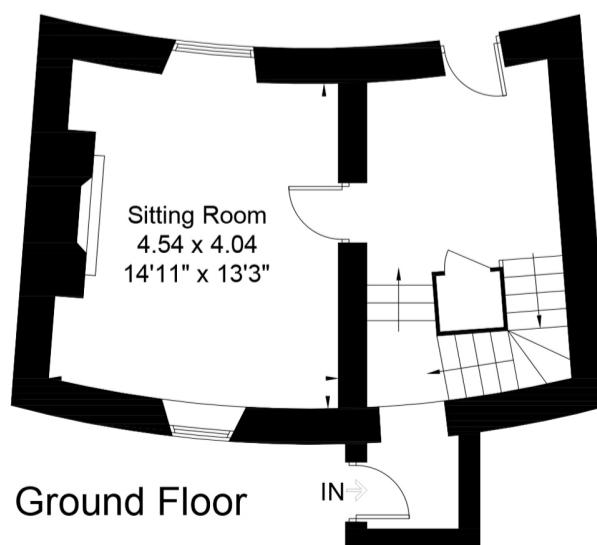
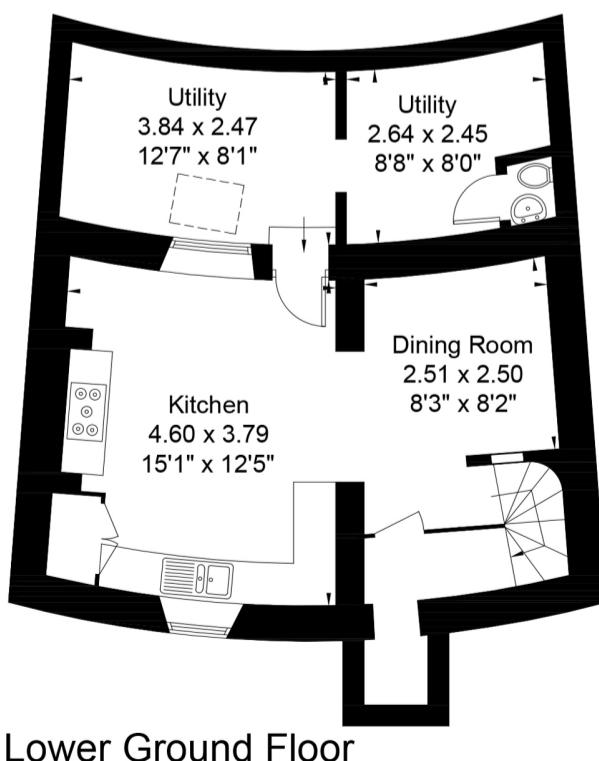
A charming 3 bedroom listed Georgian crescent townhouse set in a wonderful, elevated location with stunning views across the city and beyond, and close to the village area of Bear Flat.

Tenure: Freehold

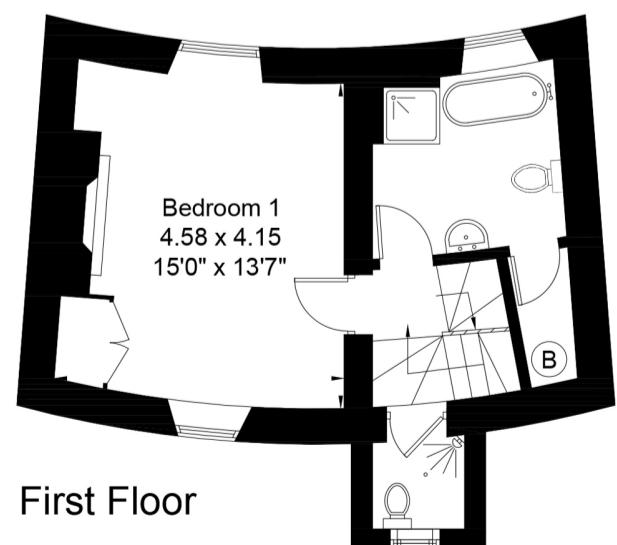
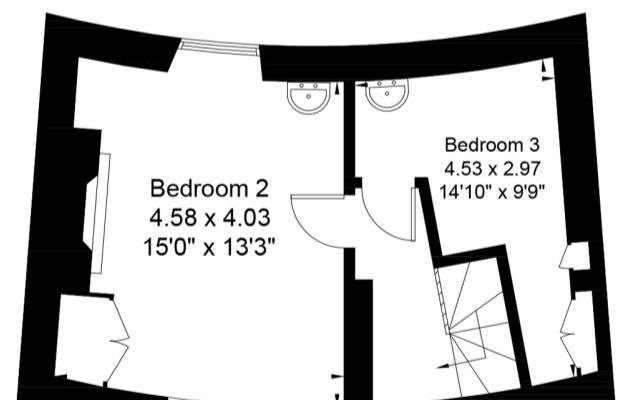
**£775,000**

#### Property Features

- 3 bedrooms
- Main bathroom and additional shower room
- Well-proportioned light and airy rooms
- Grade II\* townhouse
- Allocated parking space
- Sunny terrace and stunning secluded garden
- Superb views across the city and beyond
- A wealth of Period features



**2 Bloomfield Crescent, Bath BA2 2BE**  
Approximate Gross Internal Area = 157.9 sq m / 1699 sq ft



# Accommodation

## Ground Floor

### Reception Hall

With Terrazzo flooring, stain glass feature window, staircase leading to lower ground floor and steps leading up to main reception hall.

### Reception Hall

With partially glazed door leading to rear terrace and garden area, stairs to first floor and original storage cupboard.

### Drawing Room

With detailed cornicing, period fireplace with marble surround, inset steel grate and slate hearth, double aspect with working shutters and stunning views to the rear.

## First Floor

### Landing

With door leading into bedroom 1.

### Bedroom 1

A lovely room with cornicing, period style fireplace with stone surround, double aspect with sash window and superb views.

### Main Bathroom

With fitted corner shower with glazed screen and tiles, claw foot roll top bath, chrome mixer tap, wash hand basin, WC, sash with excellent views and door through to large walk -in storage cupboard housing Worcester gas fired boiler and water tank.

## Mezzanine Level

### Wet Room

With fitted shower and WC.

## Second Floor

### Bedroom 2

A good-sized room with good ceiling height, access to loft storage space, double aspect with superb views to the city of Bath and fitted wash hand basin with vanity cupboard under.

### Bedroom 3

An L shaped room, sash window with excellent views over the city and wash hand basin set into vanity unit.

Stone steps from the ground floor lead down to the lower ground floor.

## Lower Ground Floor

### Dining Area

With fully tiled flooring and doorway leading into undercroft storage area.

### Kitchen

With fully tiled flooring, Range fitted into a Bath stone fireplace surround, range of floor mounted units with polished granite worktops, integrated dishwasher, 1½ bowl enamel sink unit, double glazed window to front aspect.

From the kitchen, steps lead down into a damp proof vaulted area.

### Vaulted Utility Room

With space for tumbler dryer and washing machine, enamel sink unit, ladder towel radiator and through to separate cloakroom.

### Cloakroom

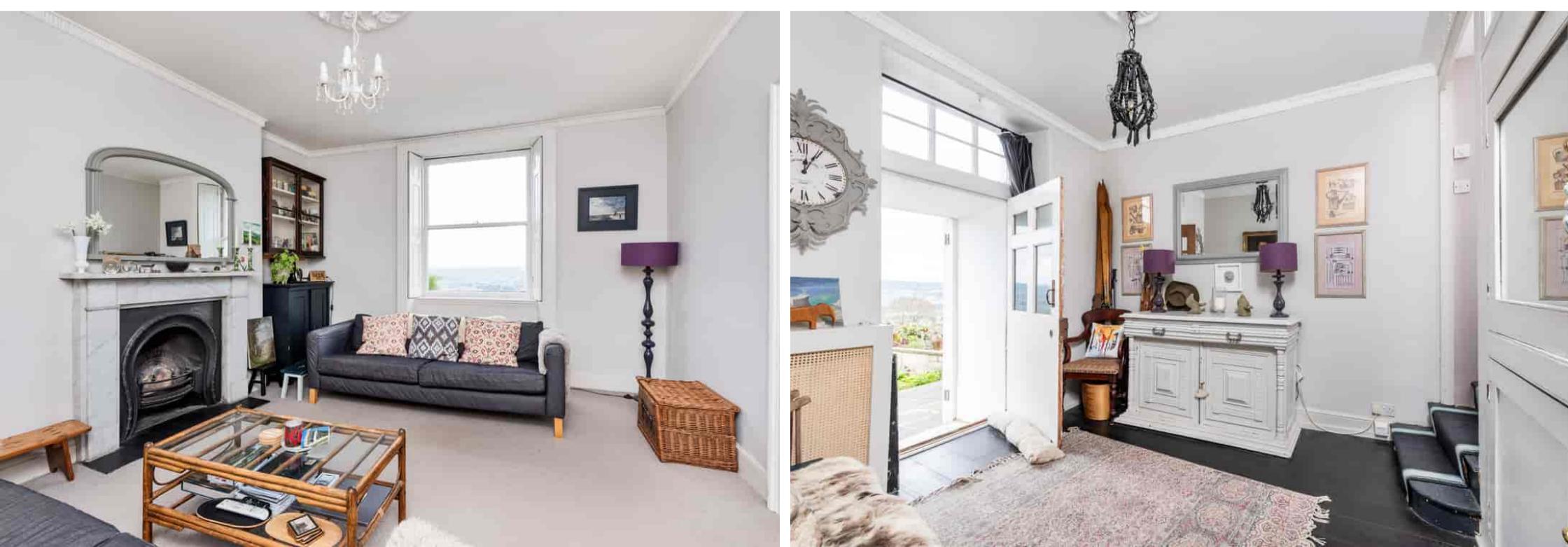
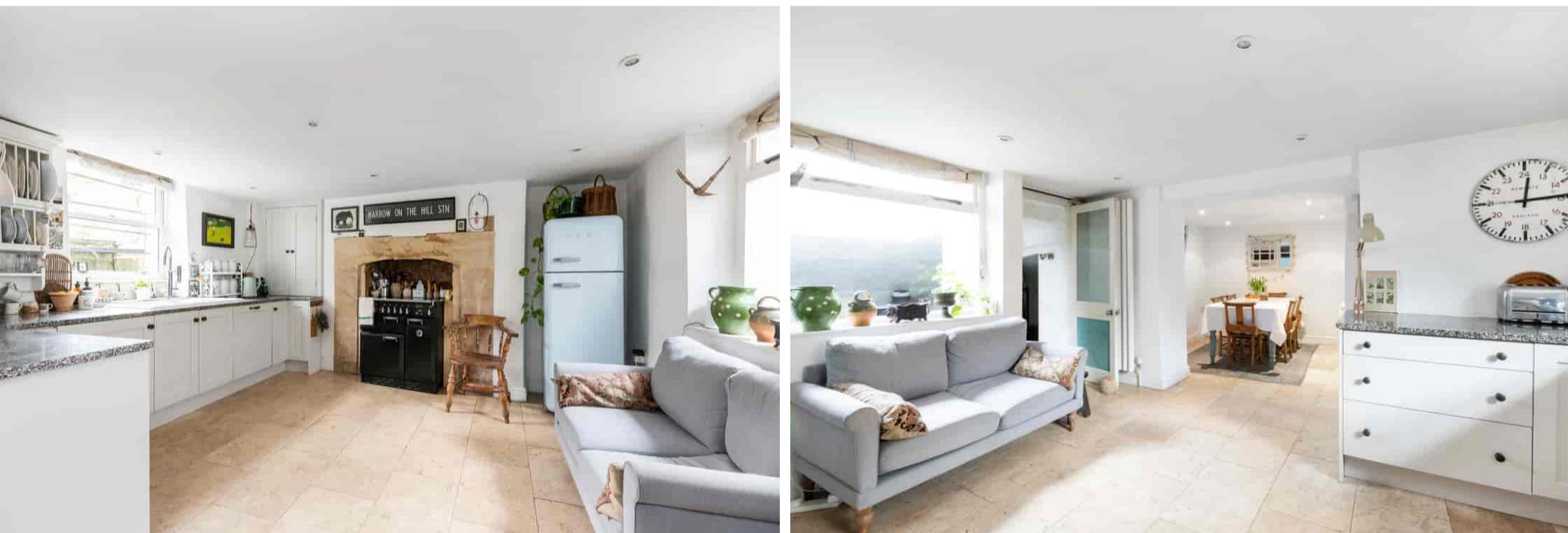
With wash hand basin and WC.

## Externally

To the front there are double wrought iron gates which lead into a communal driveway and a parking space which is allocated to number 2.

The divorced garden is on a separate title which is accessed via a pathway with a gateway leading into a stunning, award-winning terrace garden which comprises a series of terraces with an abundance of shrubs and flowers planted. An upper gravel seated terrace all enclosed by stone walls and a stunning northwest facing aspect.

From the ground floor a part glazed door leads to the rear garden with a large, private paved terrace with steps leading down to a lawned area. It should be noted that the lawn area is not within the title of the property but is part of the communal gardens belonging to the Crescent.



## Situation

Bloomfield Crescent is a delightful, gated crescent of eight beautiful Grade II\* listed Georgian townhouses, located in a fine elevated position on Bath's southern slopes.

This beautiful private crescent is perfectly placed for easy access to a range of local amenities nearby on The Bear Flat and for a triangle of excellent schools which includes Beechen Cliff School, Monkton Combe School, Prior Park College, The Paragon School, Hayesfield Girls School and Widcombe Infants School.

The World Heritage City of Bath is only a short distance away and offers an array of wonderful cultural activities, which includes the Holburne Museum and The Theatre Royal along with world class sporting facilities nearby at Bath University and Bath Rugby and Cricket Clubs. In addition, there is excellent independent and chain shopping available in Southgate Shopping Centre and Milsom Place and a wonderful selection of fine restaurants, cafés, and wine bars.

Communications include a direct rail link from Bath Spa Railway Station to London Paddington, Bristol and South Wales and the M4 motorway junction 18 is approx 10 miles to the north. Bristol International Airport is 15 miles to the west.

## Description

Number 2 Bloomfield Crescent is a Grade II\*, one of 8 houses in this attractive, hidden away Georgian Crescent.

The accommodation is set over 4 floors with well-proportioned light and airy rooms and is presented in excellent order throughout, it has the benefit of the main bathroom and separate shower room together with a good-sized kitchen/dining room at lower ground floor level with useful damp proofed vaults providing utility space. Additional upgrades include a new boiler, central heating system and fibre optic broadband.

The property has a pretty sun terrace that spans the width of the house to the rear, enjoying the stunning views, along with a well manicured communal lawn. A separate 'divorced' award winning private gated garden is accessed via a little lane and is within a short walking distance of the property, all the crescent houses have these private spaces. The property also has the benefit of a dedicated parking space adjacent to the property.

This is a particularly attractive property, and a viewing is strongly recommended by the sole agents Cobb Farr.

## General Information

Tenure: Freehold (Please note that the divorced garden is held on a separate title)

Heating: Full gas fired central heating

Services: All mains services are connected

Council Tax Band: E

Management Company: There is a management company run by the residents for the communal gardens with a charge of £30 pm.

Important Notice: Cobb Farr, their clients and any joint agents give notice that: They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consents and Cobb Farr have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

