



# ASPIRE TO MOVE



## Bloomfield Drive, Bath, BA2

Three bedroom property available to masters or post graduate student only. Available 17th September on a 10 month contract.

Conveniently placed for easy access to the City centre and close to Bear Flat just south of the City, providing a great range of amenities including an Italian Deli, Florists, gift shop, beauty salon, convenience shop and award winning restaurant. To the east of Bear Flat is Alexandra Park, affording magnificent views over the City.

**£2,100 Per month**

# Bloomfield Drive, Bath, BA2

- Three bedroom property
- Suitable for three masters or PhD students
- Available 17th September
- 10 month contract
- Garage and parking
- Furnished
- Council tax band D if applicable
- Holding deposit: £484

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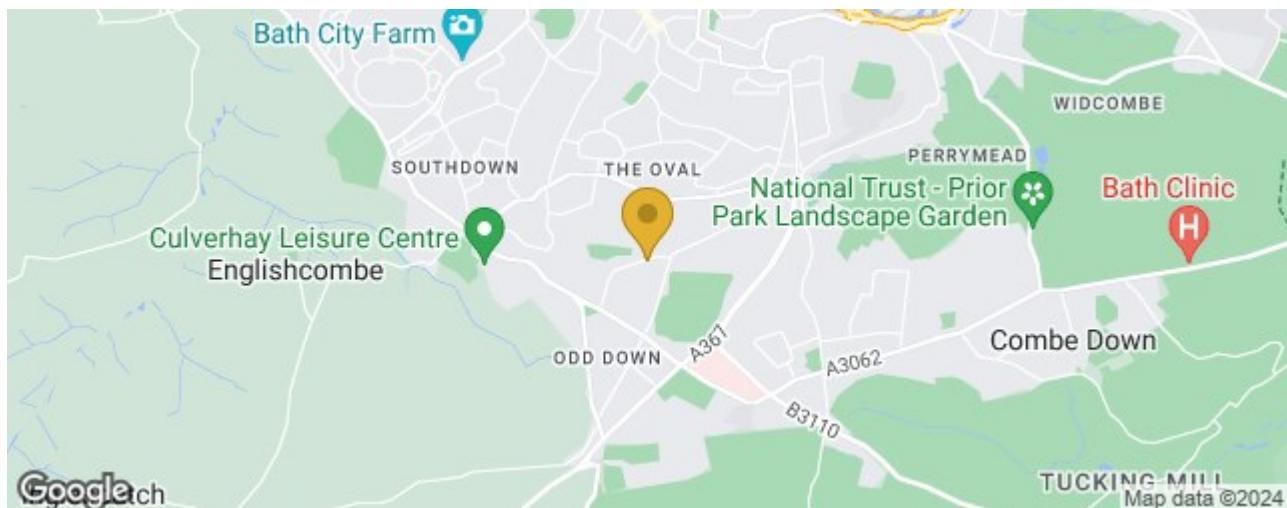
Entering through the porch you arrive in the hallway with access to the ground floor bedroom, lounge/ diner, kitchen and downstairs WC. The well equipped kitchen has a mixture of wall and base units, microwave, free standing fridge/freezer, integrated dishwasher, electric oven and ceramic hob. A useful side porch with separate wc and access to the front and side of the property. The living room is furnished with two sofas, TV stand and coffee table. The dining room allows plenty of natural light in through the double glazed patio doors providing further access to the rear garden also furnished with a good size dining table and chairs. Additionally, on this level is a double bedroom complete with a bed and mattress, desk, chair and wardrobe.

On the first floor there are two further doubles and a single study room. The two doubles are equipped with a bed/mattress, desk, chair and wardrobe. The bathroom has a paneled bath with over the bath shower, wash basin, vanity unit and WC.

Externally, the front is laid part to lawn and shingle with steps and a path leading to the front door. There is a garage with off road parking and unrestricted on street parking. The rear garden is part lawn and paving with a shed and spacious patio area a Gardener is included in the rent.

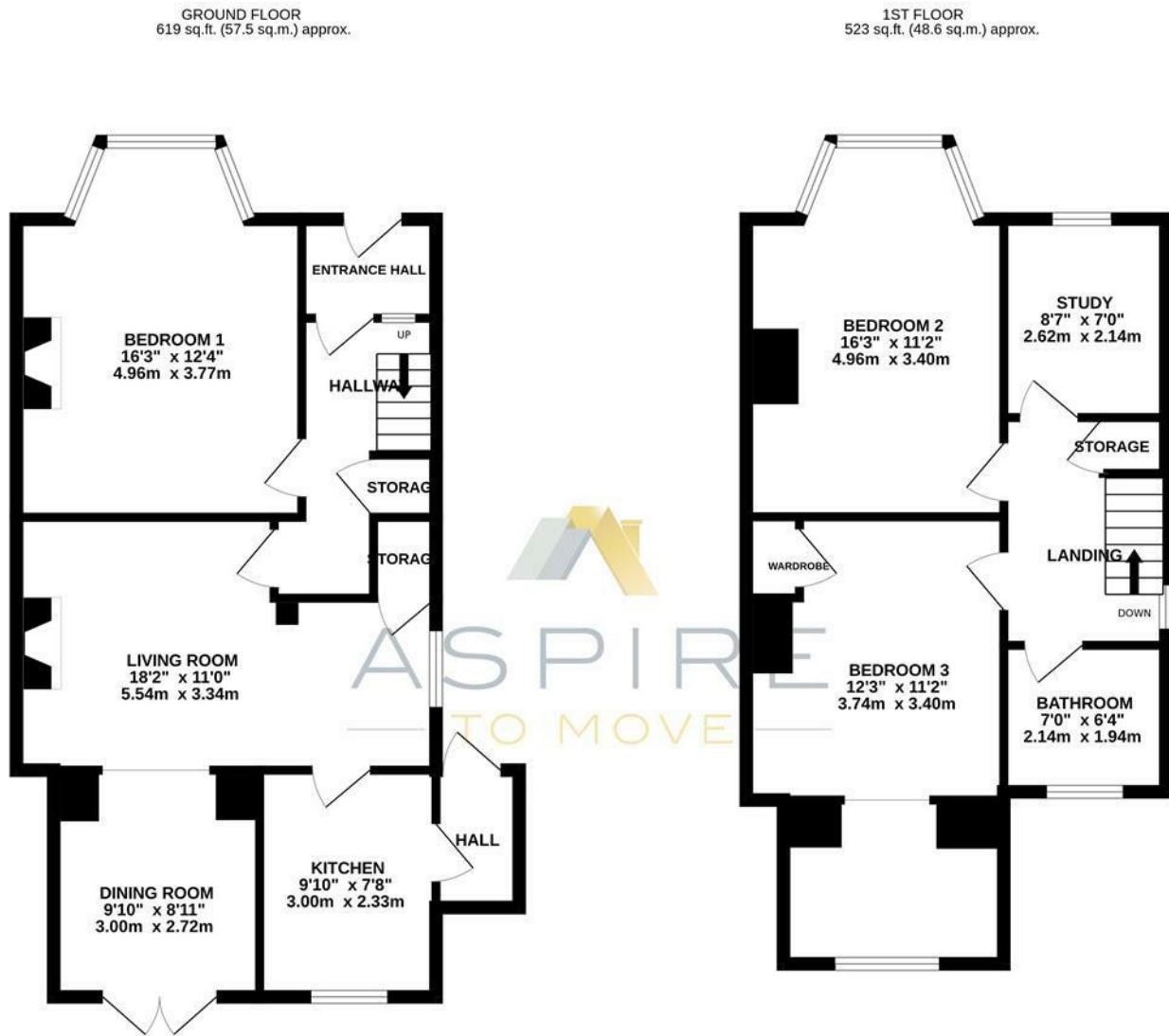
Available to three masters or post graduate students from September on a 10 month contract.

Council tax band D if applicable.





# Floor Plan



BLOOMFIELD DRIVE, BATH, BA2  
 TOTAL FLOOR AREA : 1142 sq.ft. (106.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other features 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	72	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC