



WentWorth
Estate Agents



21 Bloomfield Grove, Bath, BA2 2BZ

- Handsome 1930's Semi-Detached Family Home
- Bay Fronted Living Room
- Open Plan Kitchen Dining Room
- Conservatory
- Utility Room & Cloakroom
- Four Bedrooms
- Family Bathroom & Wet Room
- Well Maintained Gardens
- Driveway Parking & Garaging
- EPC Rating - D

Offers in excess of £765,000

Location

Bloomfield Rise 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 (Approximately 90 minutes) and Bristol Temple Meads (journey time approx. 15 mins).

Internal Description

Entering the property through the porch, you are greeted with a bright and welcoming entrance hallway with stairs rising to the first floor and the living accommodation leading from the hallway. The living room is both elegant and inviting with a bay window to the front, allowing for plenty of natural light. There is a feature gas fireplace, ideal for relaxing in front of on cooler evenings. The kitchen and dining area is perfect for entertaining and spending time with family and friends. Fitted with sleek wall and base units and benefiting from a large central island. The conservatory is a sunny and useful space, offering an additional room for flexibility. There is a utility room and a guest cloakroom also to the ground floor. To the first floor you will find a generous and bright master bedroom with built in wardrobes and a bay window offering stunning views. The second double bedroom overlooks the rear garden and also has built in wardrobes. Bedroom three is a good sized single and is ideal as a home office. The family bathroom comprises of a stylish three piece suite. Take the stairs up to the second floor and you will find a delightful double bedroom with an en-suite wet room.

External Description

The front of the property benefits from a double width driveway flanked by walling and mature bedding, which leads to the garage. The pretty rear garden is perfect for entertaining, relaxing and playing; with a sunny patio leading out from the conservatory. Steps lead up to a charming pergola, draped in jasmine, which is ideal for spending time with family and friends. A generous lawn, surrounded by raised herbaceous beds which then leads up to a second seating area from which to enjoy the vista beyond. In addition, there is a useful outhouse, perfect for storage.

Agents Note

The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

Additional Information

Tenure - Freehold

Council Tax Band - E

Historic Planning Permission Granted for a single storey rear extension. Application Reference: 20/03877/FUL

NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence.

Bloomfield Grove, Bath, BA2

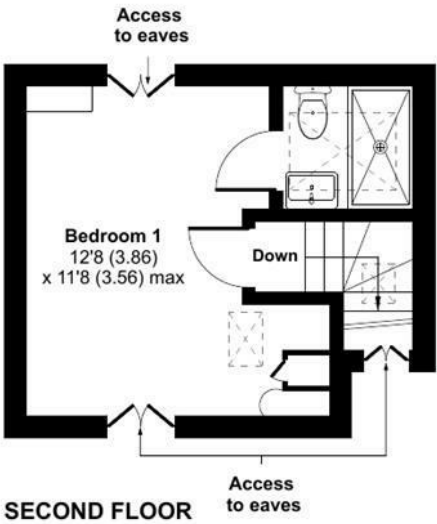
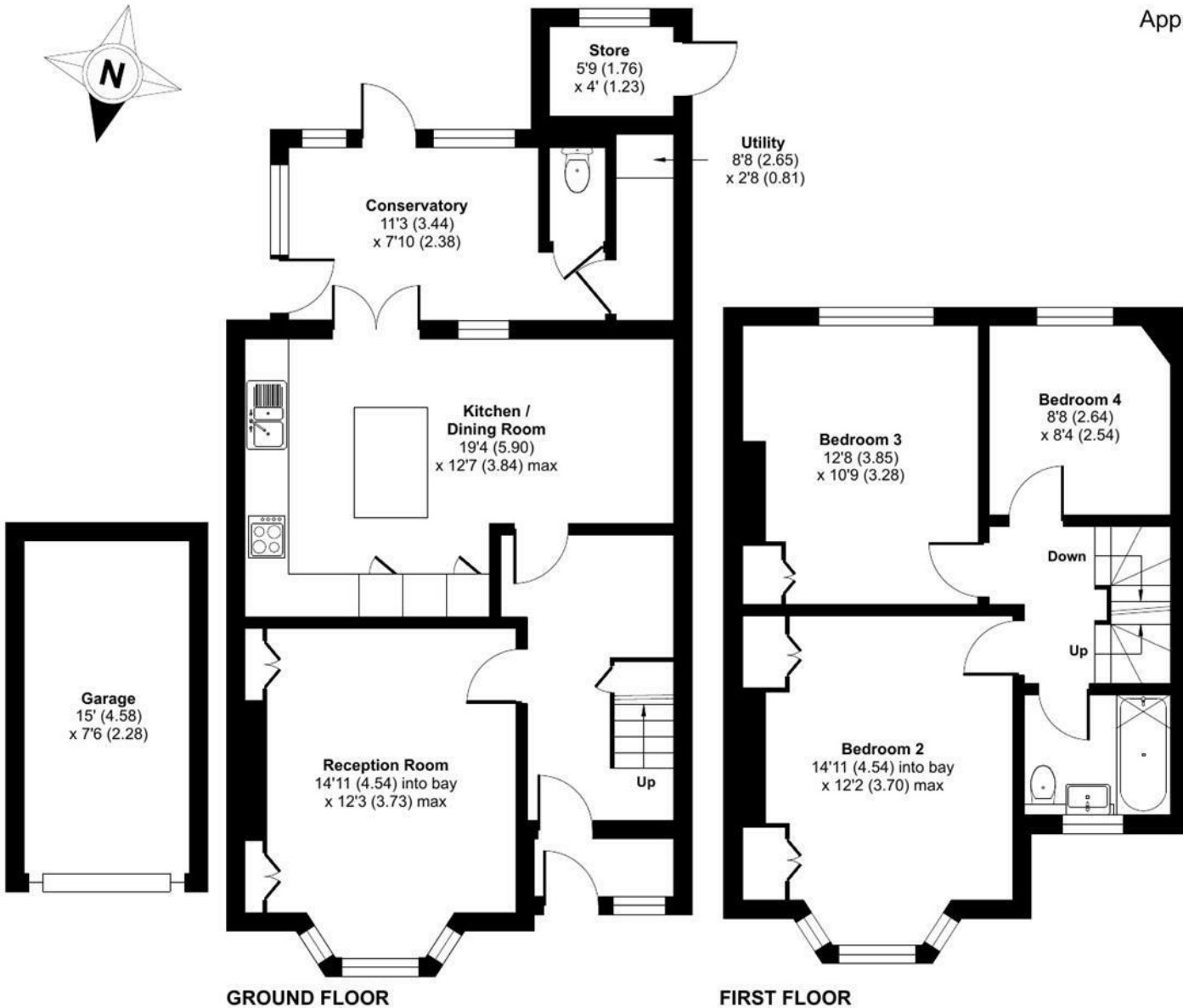
Approximate Area = 1333 sq ft / 123.8 sq m

Garage = 112 sq ft / 10.4 sq m

Outbuilding = 23 sq ft / 2.1 sq m

Total = 1468 sq ft / 136.3 sq m

For identification only - Not to scale

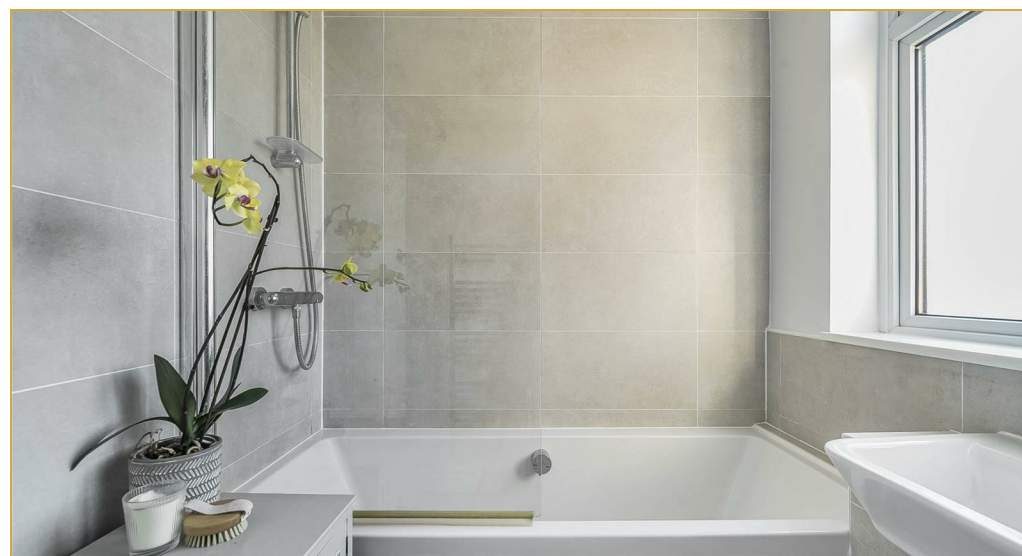


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for WentWorth Estate Agents (Bath). REF: 1329907



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





Wentworth Estate Agents

25 Monmouth Street, Bath, BA1 2AP

01225 904904

bath@wentworthea.com

www.wentworthea.com

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