



PADDINGTON HOUSE
164 BLOOMFIELD ROAD, BATH







PADDINGTON HOUSE

164 BLOOMFIELD ROAD,
BATH, BA2 2AT

**A substantial Edwardian
semi-detached family house
with views over the city**

Accommodation:

Lower Ground Floor: Living/Dining/Kitchen Room ♦
Utility Room ♦ Workshop

Ground Floor: Sitting Room ♦ Reception Room ♦ Study
♦ Cloakroom

First Floor: Master Bedroom with en suite Bathroom ♦ 2
further Bedrooms (one with en suite Shower Room)

Second Floor: 3 Bedrooms, Shower Room

Outside:
Garden ♦ Parking

Description

Paddington House is an impressive semi detached Edwardian house which has been the subject of considerable improvement. This is particularly highlighted in the superb kitchen/dining/living space, which is open plan with doors leading out onto the garden.

The accommodation is over four different levels and has spacious rooms throughout. Whilst the property has been fully renovated, great care has been taken to retain as much of the original character as possible, and modern excellence blends with cast iron fireplaces, cornice work and other attractive period features.

This is a very versatile home with six bedrooms and four reception rooms, perfect for family living but with flexible accommodation that could lend itself to other uses.

Outside

There is a beautiful tiled path in ornate black and white to the front door along with a variety of shrubs. Side access allows for parking for several vehicles. The rear garden has two tiers, the first area having pseudo grass with an enclosed flat area ideal for outside entertaining to the side. Steps then lead down to the enclosed lower area which has a lawn and kitchen garden.

Situation

Paddington House is very conveniently located on the south side of Bath, just beyond the popular Bear Flat with its range of local amenities and facilities, including access to the Two Tunnels cycle path. There are a number of excellent junior and senior schools nearby including Beechen Cliff and King Edward's School. Regular bus services run to the city centre.

Bath is famed for its Georgian architecture and Roman heritage and provides an extensive range of business, entertainment and cultural facilities along with two universities. There is a mainline rail link to London Paddington (journey time approx 90 mins) and Bristol Temple Meads (journey time approx 15 mins). Junction 18 of the M4 motorway is about 9 miles to the north and Bristol International airport is some 20 miles to the north west.



Directions

From the centre of the city proceed south on the Wellsway (A367) and continue until you reach a sharp bend right in the road with shops either side of you and traffic lights immediately in front of you. Proceed past The Bear on the right hand side and keep right, taking the fork into Bloomfield Road. Paddington House is halfway along the road on the right hand side.

General Remarks and Stipulations**Tenure**

Freehold

Services

All mains services are provided.

In accordance with Consumer Protection from Unfair Trading Regulations (CPRs) and the Business Protection from Misleading Marketing Regulations (BPRs), please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

Local Authority

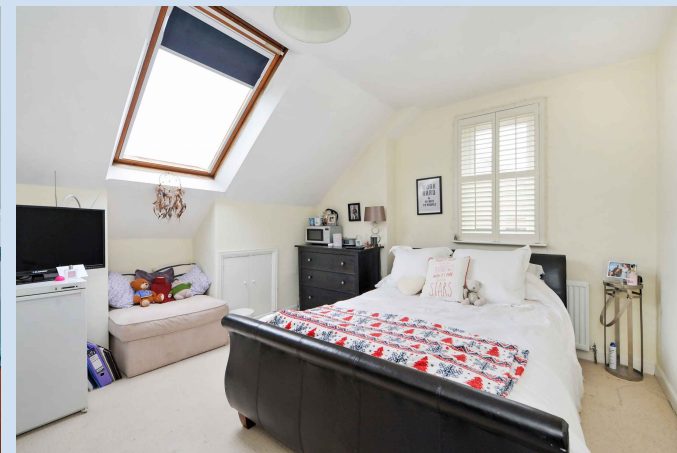
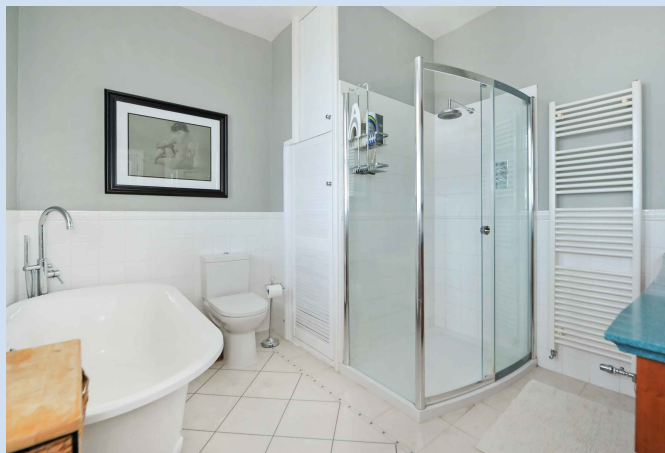
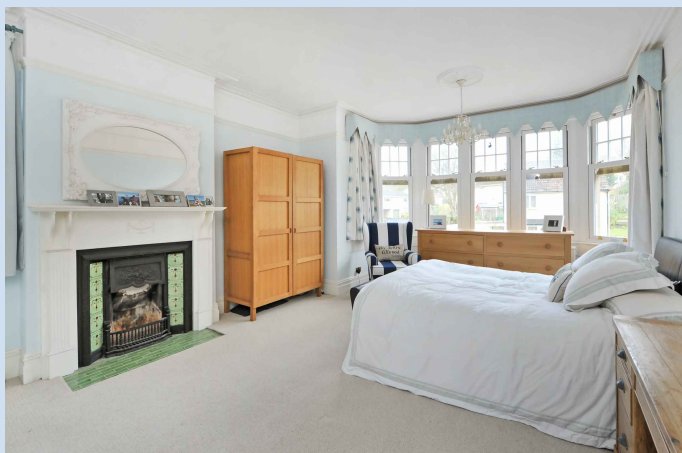
Bath & North East Somerset Council: Tel: 01225 477000 or www.bathnes.gov.uk

Viewings

Strictly by appointment with Savills.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.



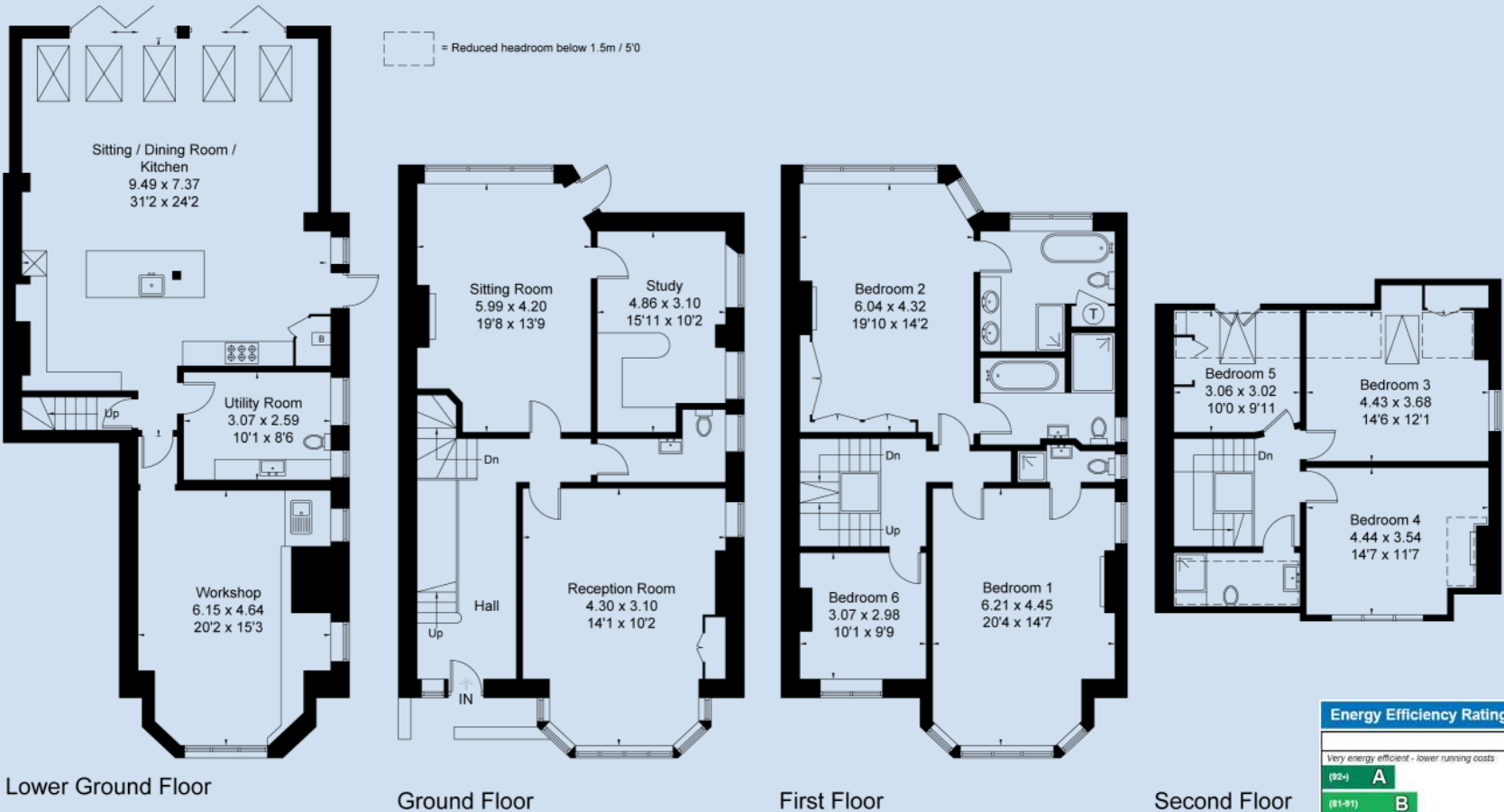


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Gross Internal Area (approx) = 341.9 sq m / 3680 sq ft

For identification only. Not to scale.

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