



20 ELM PLACE
Bath

Carter Jonas

20 ELM PLACE, BLOOMFIELD ROAD, BATH, SOMERSET, BA2 2AB

DESCRIPTION

Currently arranged as four apartments, one of which is a garden maisonette. Planning for conversion to a whole townhouse single residence could be sought. Further information including current rental incomes available on request.

Four apartments. Lower ground floor is a two bedroom maisonette with access to the garden and vaults. Then there are two one bedroom apartments on the ground and first floors and a two bedroom apartment on the top floor (2nd bedroom is a small single/study).

Lower ground floor: Two bedroom maisonette with access to the garden, comprising living room, dining room, a separate kitchen, small utility, two bedrooms two shower rooms, dressing room, two vaults.

Ground floor: One bedroom apartment, living room, Kitchen, Shower room.

First floor: One bedroom apartment, living room, kitchen, shower room.

Top floor: Two bedroom apartment, two bedrooms, smaller bedroom is a small single/study living room, kitchen, bathroom.

Garden: Long garden with parking for two vehicles to the rear.

SITUATION

Elm Place, Bloomfield Road is a leafy road opposite the church within 0.4 miles of Bear Flat. The community of Bear Flat offers a range of amenities including The Bear Pad Cafe, Da Vincis Deli, The Bear Pub, Wellsway Pharmacy, Barbers, Cooperative Supermarket, and the award-winning Menu Gordon Jones Restaurant.

AN OPPORTUNITY TO PURCHASE A GRADE II LISTED GEORGIAN FREEHOLD PROPERTY IN THE SOUGHT-AFTER LOCATION OF BEAR FLAT ON ELM PLACE, BLOOMFIELD ROAD CLOSE TO POETS CORNER. TWO PARKING SPACES TO THE REAR.





Schools - Prior Park College, Paragon Prep, King Edwards and Monkton Combe Senior Schools are all within a short distance, and Beechen Cliff and Hayesfield secondary schools are both within 0.5 and 0.7 miles.

Transport - Bath Spa train station is 1 mile from the property along with a host of shops, restaurants and attractions within the city centre. Bloomfield Green is within 0.1 miles leading to the Sustrains cycle network and the Two Tunnels. Bristol Airport is a 18.4 miles away, and M4 Junction 18 is 11 miles away.

Bath is a World Heritage Site famed for its Roman heritage and Georgian architecture that offers a wide variety of cultural, leisure, sports, and shopping facilities along with a mainline rail link to London Paddington (journey time from 76 mins) and Bristol Temple Meads (journey time from 11 mins).

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services are connected.

Planning: GII Listed: Nos. 20, 22 and 24 and attached railings: Terrace of three houses. Early C19.

Local Authority: Bath and North East Somerset Council.

Council Tax Bands: Garden maisonette - B

Ground floor apartment - B

First floor apartment - B

Top floor apartment - B

EPC Bands: Garden maisonette - D

Ground floor apartment - D

First floor apartment - C

Top floor apartment - C

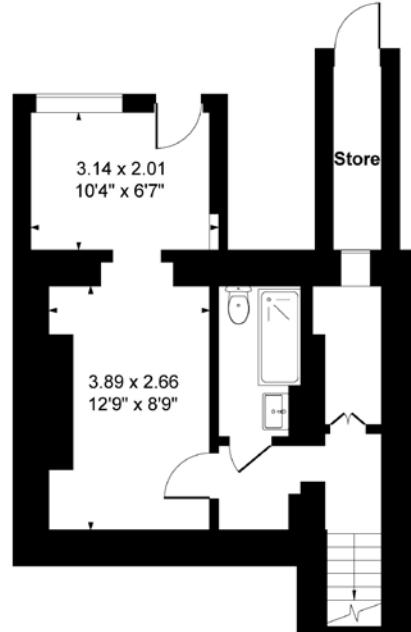
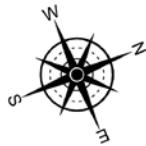
Viewings: Strictly by appointment with Carter Jonas.



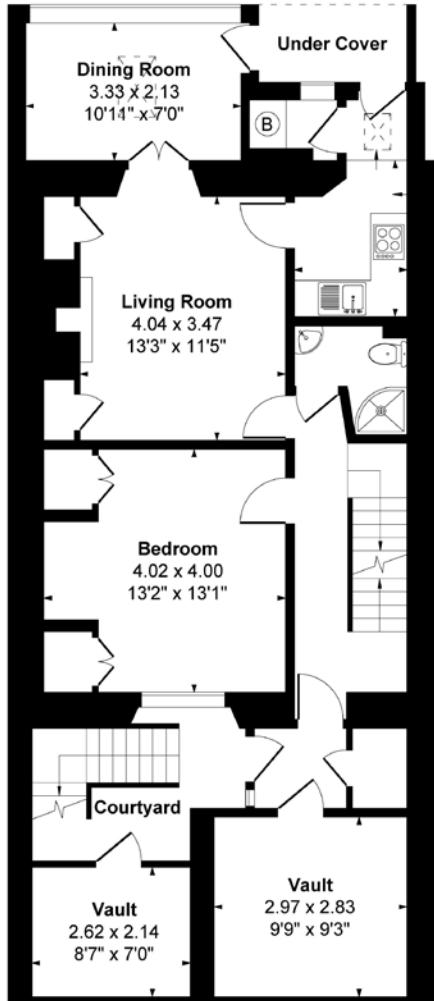
Elm Place, Bloomfield Road, Bath, BA2

Approximate Gross Internal Area

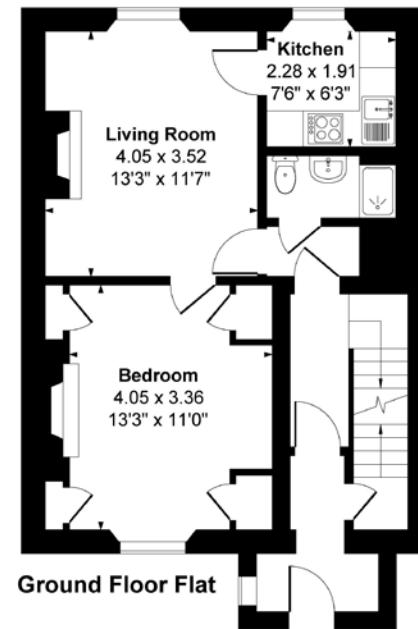
Main House = 275 sq m (2961 sq ft)



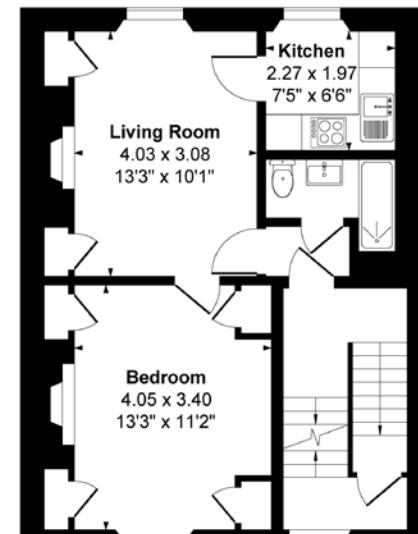
Lower Ground Floor



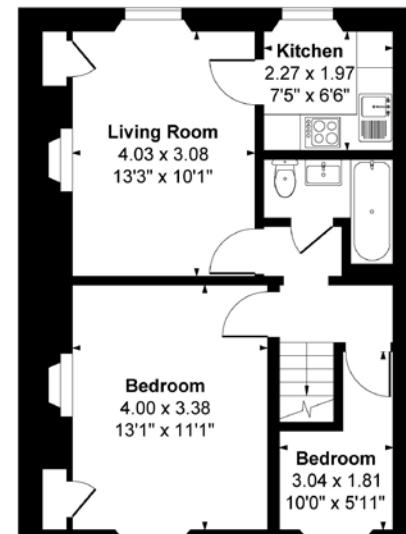
Lower Ground Floor Maisonette



Ground Floor Flat



First Floor Flat



Top Floor Flat

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