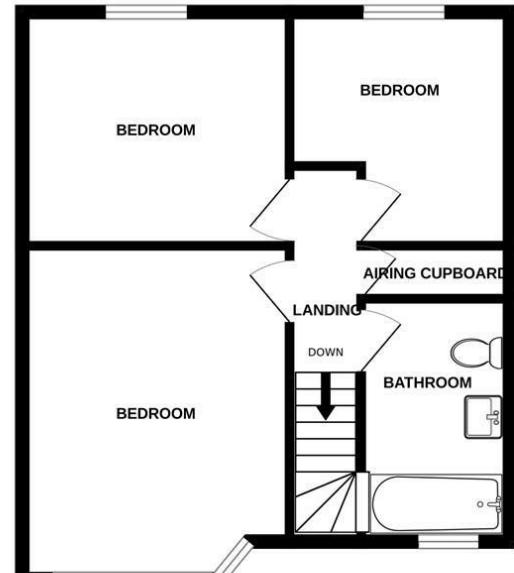
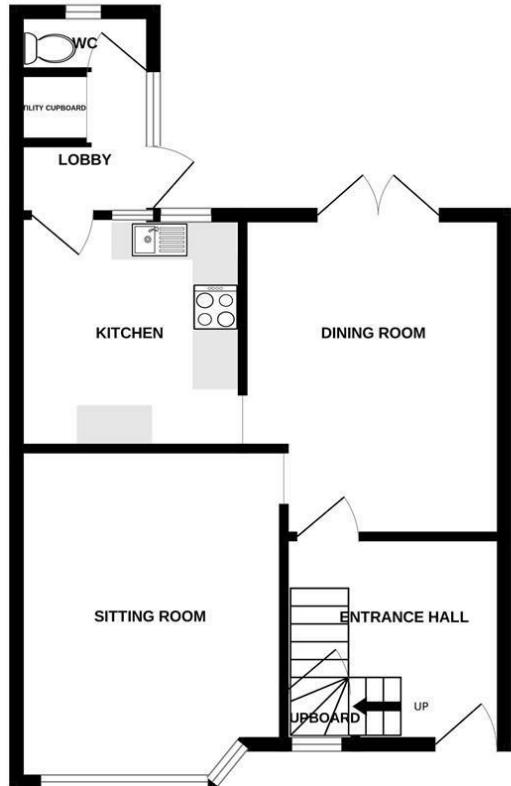


GROUND FLOOR  
485 sq.ft. (45.0 sq.m.) approx.

1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 923 sq.ft. (85.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other internal features are approximate and no warranty is given 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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£425,000

A delightful family home, tucked away in a convenient location yet close to schools and local amenities. The property offers two spacious reception rooms, three well-proportioned bedrooms, and a modern bathroom. Outside, there is a lovely enclosed rear garden, ideal for family life, and parking is available to the front.

- Delightful location with view to hills to the rear
- Off street parking to the front
- Generous entrance hallway
- Two reception rooms
- Modern contemporary bathroom
- Light bright house
- Enclosed rear garden
- Downstairs toilet
- Well located for schools and amenities

# 27 Brookfield Park, Bath, BA1 4JG

Located in the sought-after Weston area of Bath, this delightful end-terrace home offers an ideal blend of comfort, space and modern living.

Beautifully presented throughout, the property features three well-proportioned bedrooms, making it perfect for families or those simply seeking additional room.

On the ground floor, a spacious entrance hallway leads to two separate reception rooms, providing excellent flexibility for both relaxing and entertaining. The kitchen connects directly to the rear reception room, creating a practical flow for everyday living. Beyond the kitchen is a useful utility lobby with access to a separate WC.

The modern family bathroom is fitted with contemporary fixtures, offering a stylish and comfortable space. Generous natural light enhances every room, creating a bright and welcoming atmosphere throughout the home.

Outside, the enclosed rear garden features a raised deck and a well-kept lawn—perfect for outdoor dining, play, or simply enjoying sunny days. To the front, the property benefits from off-street parking, adding valuable convenience.

Located close to well-regarded local schools, shops and amenities, this charming home represents an excellent opportunity to enjoy comfortable living in a desirable and well-connected part of Bath.

## ENTRANCE HALL 2.57 x 2.73 (8'5" x 8'11")

Entry via a double-glazed door into a welcoming hallway. A staircase rises to the first floor with a useful storage cupboard tucked neatly beneath it. A double-glazed window positioned halfway up the stairs allows natural light to flood both levels of the home. Heating is provided by a radiator.

## SITTING ROOM 4.13 into bay window x 3.32 (13'6" into bay window x 10'10")

A large double-glazed window floods the room with natural light. A central chimney breast creates alcoves on either side, both fitted with shelving. The room is warmed by two radiators.

## DINING ROOM / RECEPTION 2 3.97 x 3.19 (13'0" x 10'5")

Double-glazed French doors lead out to the garden and the room seamlessly connects with the kitchen. The room is heated by a radiator.

## KITCHEN 2.88 x 2.87 (9'5" x 9'4")

A double-glazed window with a rear aspect overlooks the garden. The kitchen features a range of wood-fronted wall and base units providing a variety of storage options, including cupboards, drawers and a full-height wine rack, all complemented by black laminate worktops and a tiled splashback. A black inset sink with mixer tap is positioned beneath the rear window. Integrated appliances include a fridge freezer, under-counter electric oven, electric hob and slimline dishwasher. A double glazed door leads to

## REAR LOBBY / UTILITY 1.77 x 1.69 (5'9" x 5'6")

A double-glazed door provides access to the garden, accompanied by a double-glazed frosted window to the side. The room features tiled flooring, an open cupboard provides space for a washing machine. Lighting is provided by a ceiling light. Door to

## TOILET 1.65 x 0.74 (5'4" x 2'5")

Double glazed frosted window. Tiled floor. Toilet.

## LANDING

A double-glazed window on the stairs floods the landing with natural light. Loft access is provided and a generous airing cupboard houses the combi boiler.

## BEDROOM 4.27 into bay x 3.37 (14'0" into bay x 11'0")

A double-glazed bay window fills the room with natural light. Wood-effect laminate flooring runs throughout and a radiator provides heating.

## BEDROOM 3.37 x 2.90 (11'0" x 9'6")

A double-glazed window offers views towards the distant hills. The room is heated by a radiator.

## BEDROOM 2.74 narrow to 1.72 x 2.87 narrows to 1.90 (8'11" narrow to 5'7" x 9'4" narrows to 6'2")

Double glazed window with a rear aspect. Radiator.

## BATHROOM 2.98 x 1.72 (9'9" x 5'7")

A very well-presented modern bathroom comprising a P-shaped panel bath with a glass shower screen, complemented by a contemporary thermostatic shower and mixer taps. The bath area is finished with practical modern aqua panels. A white vanity sink with contemporary mixer tap and a toilet complete the suite. A double-glazed frosted window with a front aspect provides natural light, while a heated towel rail and vinyl flooring add modern convenience.

## OUTSIDE

### FRONT OF PROPERTY

A dwarf wall borders the front and side of the property, with a block-paved driveway providing off-road parking. Steps lead up to the front door and a pathway offers side access to the garden.

### REAR GARDEN

A large raised deck, enclosed by balustrades is accessible directly from the dining room or utility lobby, with steps leading down to the garden. This space provides an ideal spot to relax or enjoy al fresco dining, with distant hill views. The garden is enclosed by fencing to the rear and side, with access via a side gate. At the far end of the garden, a patio area offers additional seating, while the main garden is laid to lawn with flower borders. A large storage shed provides space for garden tools or additional storage.

### TENURE

Freehold.

### COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the house is C. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

### ADDITIONAL INFORMATION

Local authority. Bath and North East Somerset Services. All mains services connected.

Broadband. Ultrafast 1000mps Source Ofcom Mobile phone. EE O2 Three Vodafone. All good outdoor service. Source Ofcom .

