



35 Mulberry Way, Combe Down

*Fidelis*  
Independent Estate Agent







# 35 Mulberry Way

Bath BA2 5BQ

Impressive Modern Four Bedroom Mid-Terrace Energy Efficient Townhouse Spread over Three Floors in the Desirable Area of Combe Down. Open Plan Kitchen and Dining area, Master Bedroom with En-Suite Shower Room Off Street Parking for Two Vehicles with Enclosed Family Friendly Garden.

- Impressive Modern Townhouse
- Four Bedrooms
- Master Bedroom with En-Suite
- Open Plan Kitchen and Dining Area

- Good Sized Living Room
- IFNL Fibre Broadband Connectivity
- Downstairs Cloakroom
- Integrated Neff Appliances

- Bi-fold Doors to the Garden & Patio
- Off Street Parking for Two Vehicles
- Enclosed Family Friendly Garden
- Pedestrian Gate for Access





### Summary

Mulberry Way is located in the desirable neighbourhood of Combe Down on the southern slopes of the city. This spacious energy efficient home is within easy reach of the city centre and country surroundings.

The village of Combe Down provides local amenities, schooling, childcare, doctors surgery, dentist and a chemist. Within the village there is a garage, delicatessen, art gallery, Bath Bakery and a Co-op. Locally a Tesco Express with a petrol station and a Sainsbury's supermarket can also be found.

The city of Bath is within approximately 1 1/2 miles and provides an excellent array of chain and independent retail outlets, many fine restaurants, cafes and wine bars and a wealth of cultural activities which include the One Royal Crescent and Holburne Museum's, a world famous music and literary festival and many pre-London shows at The Theatre Royal. World class sporting facilities are available at the nearby Bath Rugby and Cricket Clubs and at Bath University. Nearby employment opportunities include Wessex Water, Bath University and The Bath Clinic.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, the M4 Motorway junction 18 is approximately 8 miles and Bristol Airport is 18 miles to the west.

### The Property

Ideal for contemporary family living this family home offers generous accommodation on each of the three floors all finished to a very high standard.

The ground floor includes a welcoming entrance hall leading to the kitchen dining room with bi-fold doors to the rear patio and garden. The fully fitted Halvanto kitchen includes integrated branded appliances and quartz worktops. Bedroom 4 is located on the ground floor plus the cloakroom.

The living room is situated on the first floor to the front of the building with extensive glazing allowing natural light to flood in. On the same level is the master bedroom with fitted double wardrobe and en-suite shower room. Luxury Porcelanosa floor and wall tiling is used throughout the property.

Bedrooms 2 and 3 are located on the second floor with generous proportions along with the family bathroom.

Parking is allocated with one parking space at the front directly in front of the property with an additional allocated space at the end of the rear garden.





**Entrance Hall:**

UPVC front door. Oak effect doors to principle rooms. Karndean flooring. Staircase to first floor. Radiator. Power points.

**Kitchen / Dining Room:**

Bi-fold doors to the patio and rear garden. Range of base units, wall units with under cupboard lighting and drawers all with soft close doors. Cenzia light grey quartz worktop with integral drainer and matching upstand. Rangemaster one and a half stainless steel sink with mixer tap. Neff built-in gas hob. Neff double electric oven. Cooker hood. Integrated full width dishwasher. Integrated Electrolux tall fridge freezer. Power points. Integrated washing machine. Karndean flooring. Integrated USB charging points. Radiator. Gas boiler. Television point. Telephone point.

**Bedroom Four / Study:**

Double glazed window to front. Television point. Power points. Radiator. Carpet flooring.

**Cloakroom:**

Roca Sanitary ware. Low level WC. Hand basin. Tiled splash back. Extractor Fan. Radiator.

**First Floor Landing:**

Radiator. Power points. Carpet flooring.

**Living Room:**

First floor. Two tall double glazed windows to front. Two radiators. Power points. Telephone point. Television and satellite points. Carpet flooring.

**Master Bedroom:**

Two double glazed windows to rear. Built in double wardrobe with sliding doors, hanging rail and shelving. Power points. Radiator. Carpet flooring.

**Master Bedroom Shower En-suite:**

Roca sanitary ware. Separate shower cubicle with bi fold doors and mixer shower. Low level WC. Hand basin. Heated chrome towel radiator. Shaver point. Tiled flooring. Extractor fan.

**Second Floor Landing:**

Radiator. Power points. Loft access. Landing cupboard housing wall mounted gas boiler. Carpet flooring.





**Family Bathroom:**

Roca sanitary ware. Paneled bath with tiled surround. Hand basin with tiled splash back. Low level WC. Shaver point. Tiled Floor. Extractor fan. Heated chrome towel rail.

**Bedroom Two:**

Double bedroom. Two double glazed windows to rear overlooking the rear garden. Space for free standing furniture. Power points. Radiator. Television point. Satellite point. Carpet flooring.

**Bedroom Three:**

Double bedroom. Two double glazed windows to front, one full height. Space for free standing furniture. Power points. Radiator. Carpet flooring.

**Rear Garden:**

Fenced boundary. Enclosed and secure ideal for family and/or pets. Patio area perfect for entertaining. Lawn. External light. Shed. Pedestrian gate for separate access.

**Parking:**

Front: allocated parking for one vehicle.

Rear: allocated parking for a second vehicle.

EPC Rating: B

Tenure: Freehold

Council Tax Band: To be confirmed

Local Authority: Bath & NE Somerset

**Viewings:**

Strictly by appointment on 01225 421000 or [info@fidelisinbath.co.uk](mailto:info@fidelisinbath.co.uk)

**Directions:**

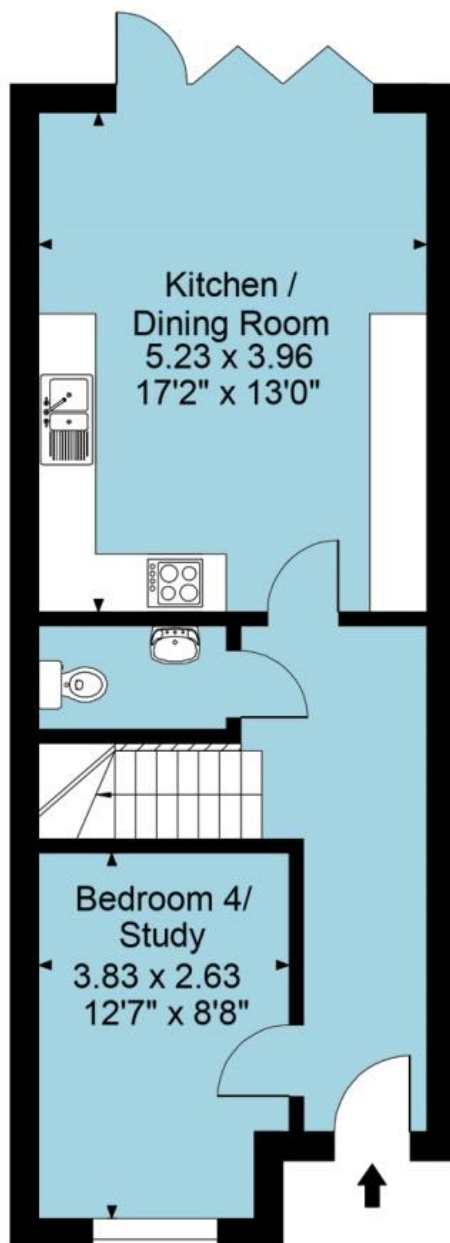
From our Bear Flat office, head toward the south of the city up the A367 Wellsway. Toward the top turn right onto the B3110 Midford Road. Continue to the mini roundabout and turn left. Continue until you reach another mini roundabout and turn left into Mulberry Way. The property can be found on the left hand side.



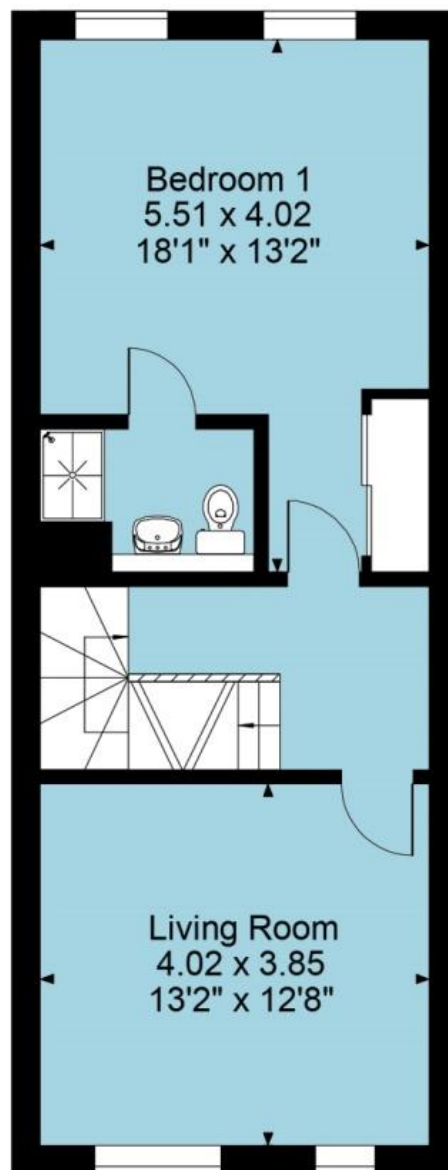


Approx. Gross Internal Area  
1505 Sq Ft - 140 Sq M

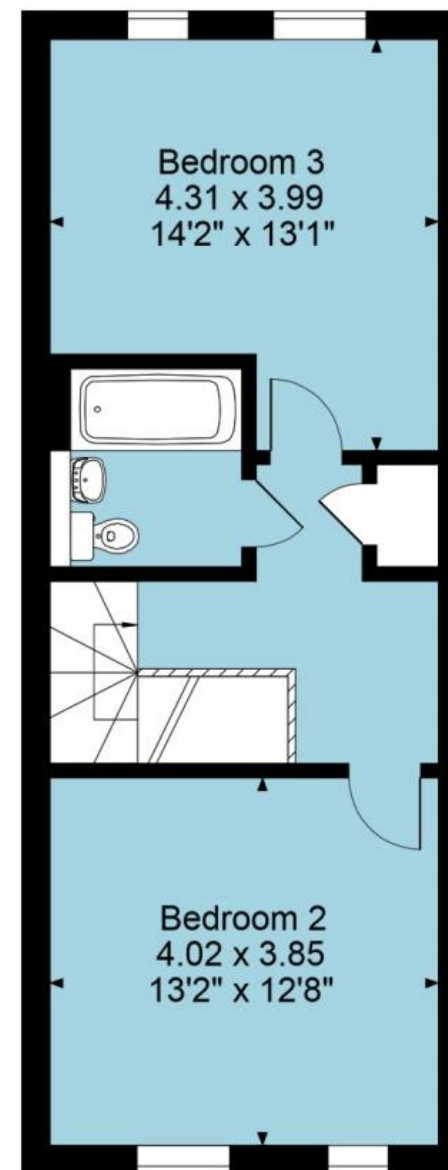
TOWN &  
COUNTRY  
MEDIA



Ground Floor



First Floor



Second Floor

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photos | Floor Plans | Energy Performance Certificates | Design | Print [www.townandcountrymedia.co.uk](http://www.townandcountrymedia.co.uk) © Town & Country Media 2017





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