



Patch Street, Bath  
£500,000









# 42 Patch Street

## Bath, BA2 5BN

A Three Bedroom Modern End Terrace Home Built in 2017 This House Sits On The Very Popular Mulberry Park development in Combe Down. Thoughtfully Designed For Modern Living With Hi-Spec Finishes, Off Street Parking & Highly Energy Efficient To Run.

- Modern End Terraced Family Home
- Utility & Cloakroom
- Remainder Of 10 Year NHBC Warranty
- Spacious Sitting Room
- Three Good Sized Bedrooms
- Two Off Street Parking Spaces
- Modern Contemporary Kitchen/Diner
- Family Bathroom
- Vendor Suited



## **The Property**

Built only 7 years ago and offered with the remaining NHBC, this end of terrace house is offered in very good order, ready for occupation. Occupying a good sized plot with a sunny rear aspect the traditional layout is arranged over two floors. The accommodation comprises entrance hall and stairs to the first floor, sitting room, to the rear is a kitchen/dining room with a window and door to the rear garden. Well fitted with integrated appliances, there is a utility lobby to the side and access to a cloakroom. Moving to the first floor, the main bedroom matches the sitting room, two further bedrooms offer ample space for comfortable family living with a main bathroom completing the well maintained accommodation.

## **The Situation**

Mulberry Park is situated in the heart of the wonderful Combe Down. The house is within a level walk of an excellent range of amenities within the development including The Hub offering a café, as well as a range of spaces for activities such as yoga, Pilates and private hire for parties. A wide range of walks and play areas are on offer.

Also close by are the well regarded schools such as Combe Down Primary, Ralph Allen, Prior Park and Mulberry Park Primary. The University of Bath with its state of the art sporting facilities, as well as Sham Castle Golf Course also nearby. The historic city centre of Bath is just over 2 miles away with regular bus services from the location. Bristol International airport is approximately 20 miles due west with Bath Spa railway station to London and the west in the city.

## **Entrance Hall**

Double glazed front door, wooden floor, stairs to first floor.

## **Sitting Room**

Double glazed window to the front, wooden flooring, under stair cupboard.

## **Kitchen/Diner**

Contemporary kitchen units with plenty of storage cupboards and worktop space, space for free standing fridge freezer, built-in electric oven, four burner gas hob with cooker hood over, plumbing for dishwasher, window overlooking the rear garden, door to the rear garden, space for table and chairs.

## **Utility**

Additional storage cupboard, cupboard housing wall mounted gas boiler, plumbed for washing machine with worktop space above. Large storage cupboards.

## **Cloakroom**

Pedestal wash hand basin with tiled splash back, low level WC.

## **First Floor Landing**

Two built-in cupboards, access to loft space.

## **Bedroom One**

Double glazed window to front, space for free standing wardrobe.

## **Bedroom Two**

Double glazed window to rear, space for free standing wardrobe.

## **Bedroom Three**

Double glazed window to the front.

## **Bathroom**

Full white suite comprising bath with shower over, pedestal wash hand basin with tiled splash back, low level WC, heated towel radiator.

## **Outside**

To the front is a blocked paviour driveway providing off street parking for two vehicles and borders with mature hedge and acces to the front of the property.

To the rear is a private and enclosed garden with sun terrace, shed, fence boundaries, side pedestrian access to the front of the property.

## **Agents Note**

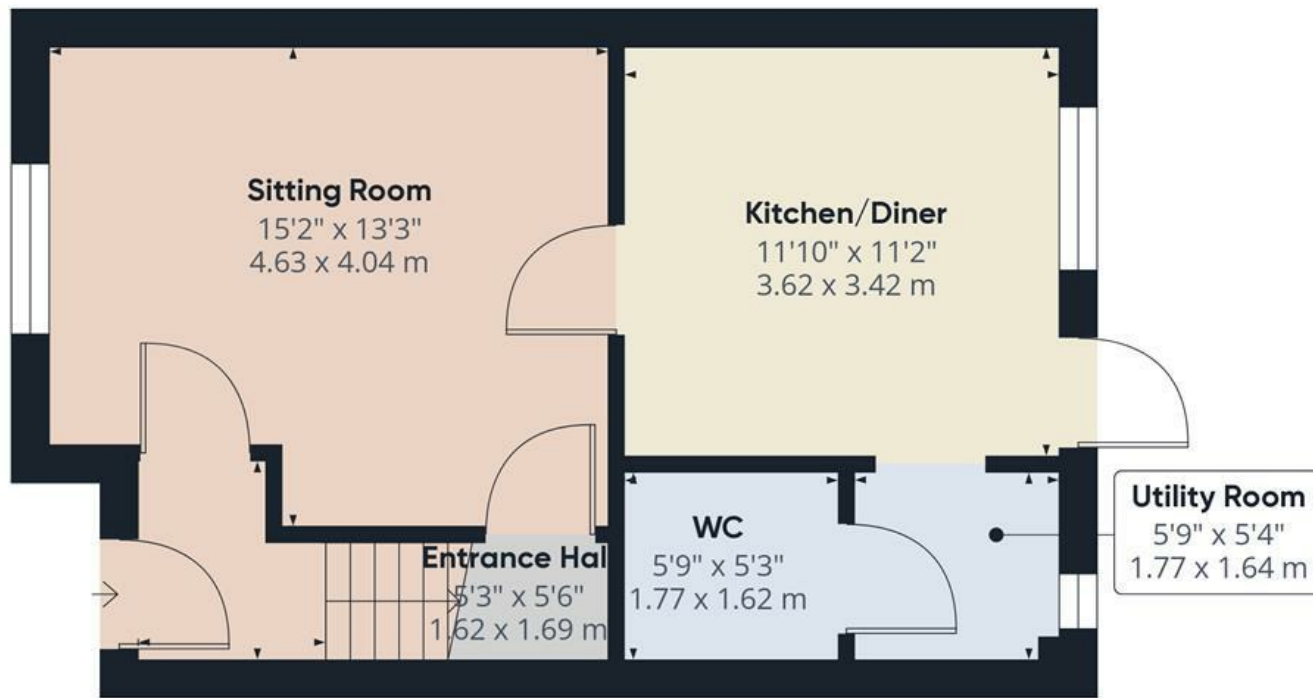
Mulberry Park has communal facilities that require upkeep. Residents pay a nominal service charge of £29.28 PCM



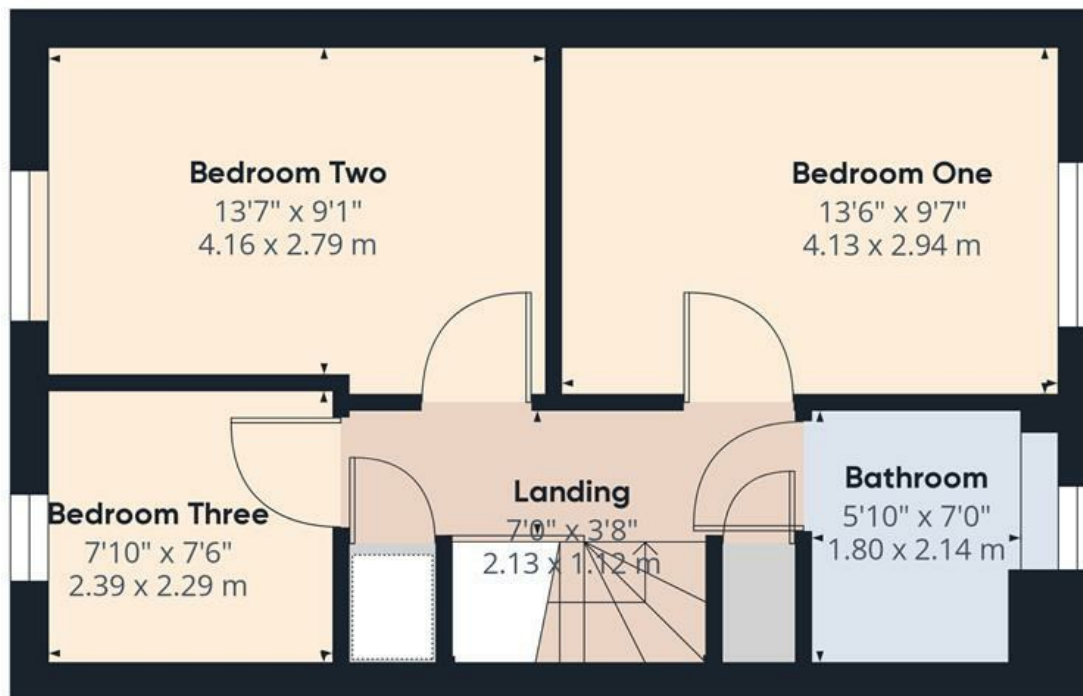








Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
860.44 ft<sup>2</sup>  
79.94 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

## Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at [www.chasebuchanan.co.uk](http://www.chasebuchanan.co.uk)

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- \* Access to exclusive mortgage products and deals
- \* Truly independent advice with access to approximately 130 mortgage lenders
- \* Face-to-face or telephone meetings at your convenience
- \* They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- \* Their dedicated team are by your side throughout the property-buying journey

The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

## Solicitor / Conveyancing Services

We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.

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## Miscellaneous items

EPC: B

Council Tax: D

Utilities: All main services

Authority: Bath & North East SSomerset

Tenure: Freehold

For more information or to book a viewing, please contact:

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