



WentWorth
Estate Agents

48 Whitaker Road, Combe Down, Bath, BA2 5DZ

- End Terrace Home • Well Presented Throughout • Living Room • Kitchen Dining Room • Utility & Cloakroom • Three Bedrooms • Family Bathroom & Principle En-Suite Shower Room • Level Rear Garden • Allocated Parking Space & Car Port • EPC Rating - B

Offers in excess of £475,000

Location

Mulberry Park is a high quality development in the sought-after area of Combe Down to the south of Bath. This award winning development is becoming one of Bath's finest, new residential communities, with a new primary school, children's nursery and state-of-the-art leisure facilities. Situated on the southern slopes of the city, Combe Down benefits from a thriving community and excellent amenities including a doctor's surgery, post office and local village shops all within walking distance of the property. There is also the Two Tunnels Greenway nearby, which is a wonderful shared use path for walking and cycling. The area is also well blessed with good quality local schools, including Combe Down Primary, Prior Park College and Monkton Combe Junior School.

Internal Description

You enter the property to the front into a light hallway with stairs leading up to the first floor. Heading through to the right you have a good size living room with windows to the front and side of the property along with a under stairs storage cupboard. To the rear of the ground floor is a sleek kitchen diner, utility and cloakroom. The kitchen offers a range of handle less wall and base units. There is an insert sink unit as well as built in oven, gas hob, fridge freezer and plumbing for a washing machine. Off the kitchen is the utility where there is further storage and plumbing for a washing machine. The cloakroom has a w.c and wash hand basin. A door from the kitchen leads out to the garden.

On the first floor there are three bedrooms, a family bathroom and a en-suite shower room in the principle bedroom. There is built in storage in bedroom three, as well as two cupboards on the landing. The family bathroom is modern, with a tiled floor and partially tiled walls. There is a panelled bath with shower over, pedestal wash basin and w.c. The principle bedroom is a lovely dual aspect light room boasting a a fantastic en-suite. This has a walk in shower, w.c and wash hand basin.

External Description

To the rear of the property there is a level garden mainly laid to lawn bound by walls. There is a small patio off the property which provides a great dining area. There is a gate to the side where you have a allocated parking space. There is a further car port situated to the rear of the property which provides a further parking space.

Agents Note

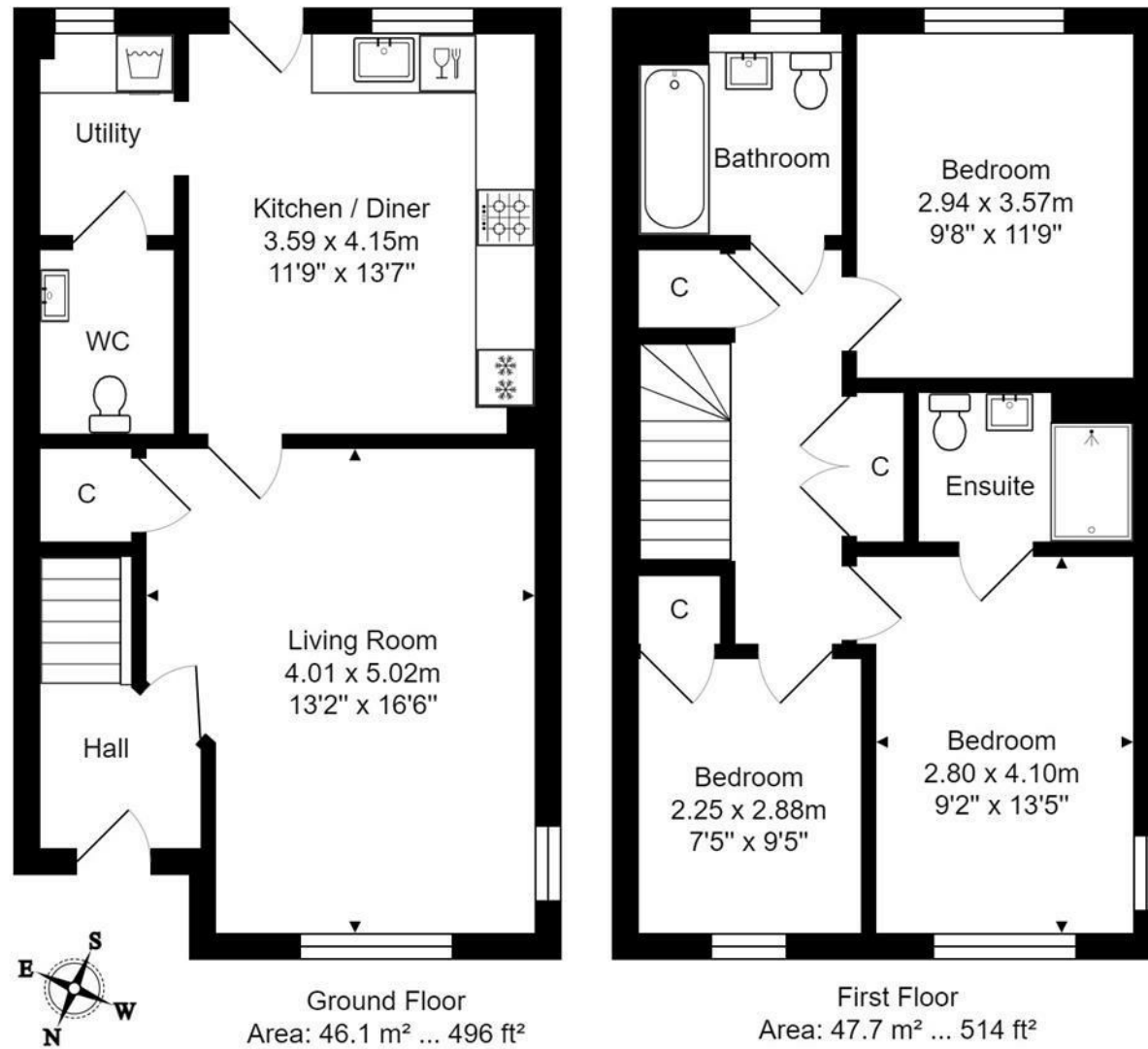
The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

Additional Information

- * House Tenure - Freehold
- * Car Port Tenure - Leasehold (999 years from 2020)
- * There is a management charge of £72.86 which is currently paid annually to First Port
- * Council Tax Band - D

NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence.





Total Area: 93.8 m² ... 1010 ft²

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

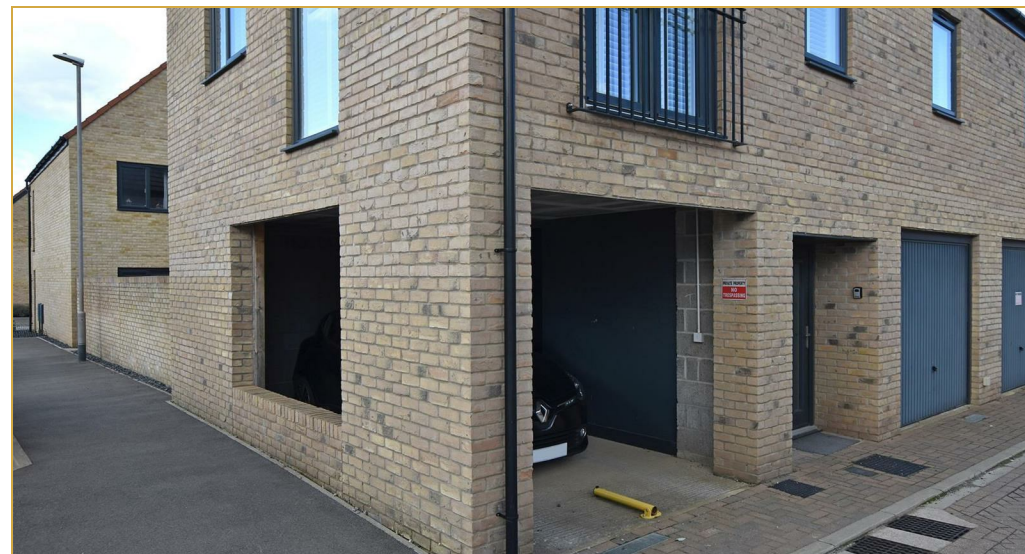
This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.

Area includes internal and external wall thickness

www.epcassessments.co.uk

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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