



WentWorth
Estate Agents



5 Naish Road, Combe Down, Bath, BA2 5FX

• Semi-Detached Family Home • 1223 Sq Ft Of Accommodation • Living Room • Kitchen Dining Room • Utility Room & Cloakroom • Four Double Bedrooms • Family Bathroom & En-Suite Shower Room • Level Gardens • Driveway Parking & Garaging • EPC Rating - B

Price guide £595,000

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

Upon entering this immaculately presented family home, you are greeted with a warm and welcoming hallway. The spacious and bright living room is perfect for relaxing and enjoys plenty of natural daylight. The "heart of the home" kitchen and dining area offers a light and airy space which is ideal for entertaining family and friends. The shaker style wall and base units are complemented by the granite worktops and elegant Karndean flooring, which also runs through the hallway and living room. There are stylish French doors between the living room and kitchen area as well as patio doors leading into the rear garden. The useful utility area boasts granite worktops and base units. The cloakroom is well-appointed and has tiled flooring.

To the first floor you will find a generous master bedroom with an en-suite shower room. There are three further double bedrooms, which all well-proportioned and a sleek family bathroom.

External Description

To the side of this stunning home you will find driveway parking for two cars and the garage which has an electric door. There is a side access gate leading into the rear garden which has a sunny patio and a lawned area, flanked by fencing. There is also a useful side door accessing the garage.

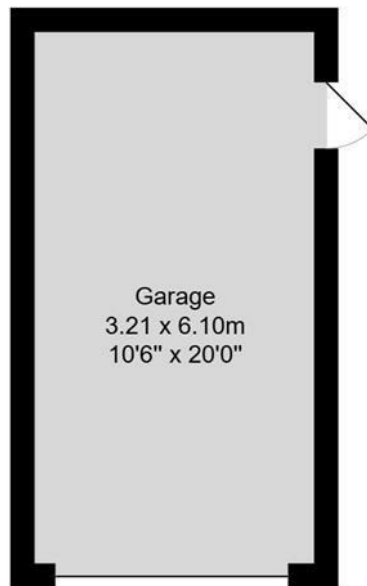
Agents Note

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.

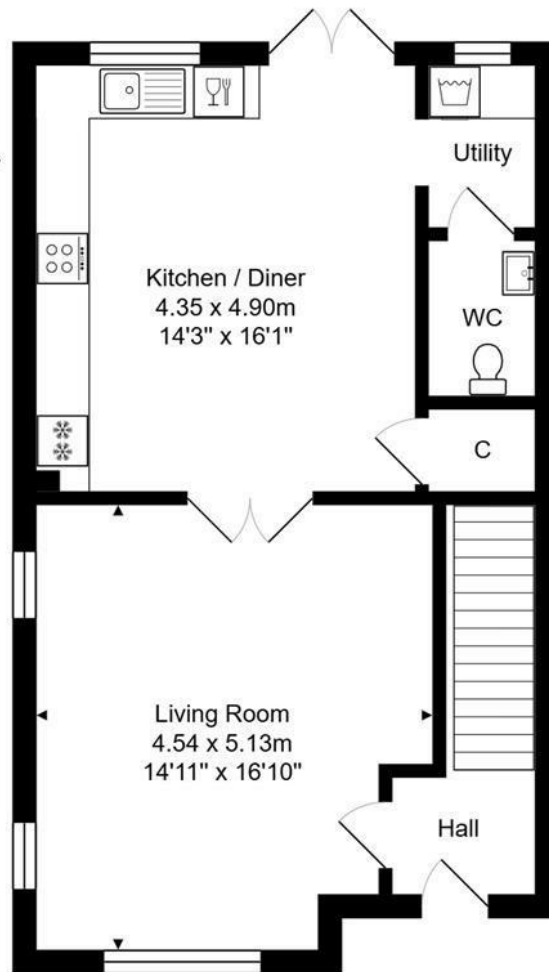
Additional Information

- * Tenure - Freehold
- * There is a management charge of £137.11 which is currently paid annually to Bath Leasehold Management
- * Council Tax Band - E

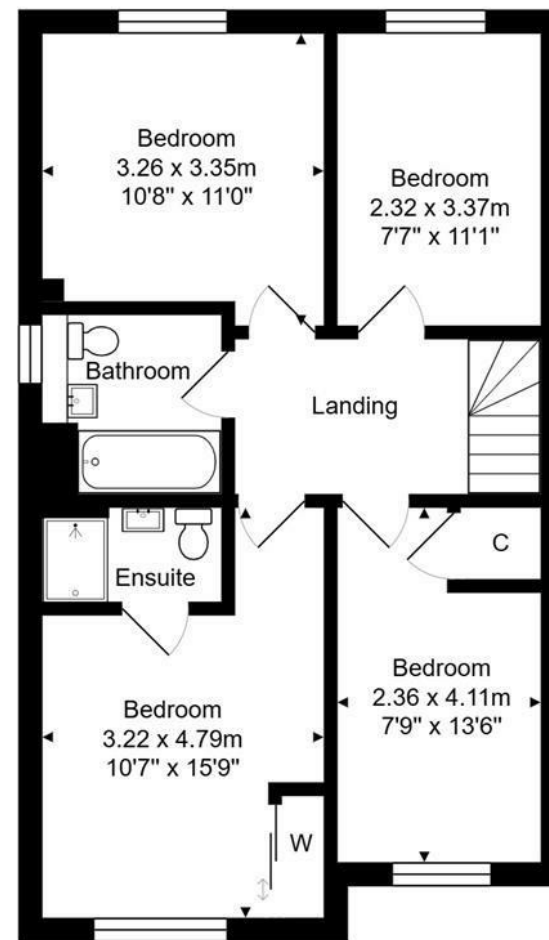
NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence.



Garage
Area: 19.7 m² ... 212 ft²



Ground Floor
Area: 56.8 m² ... 612 ft²



First Floor
Area: 56.8 m² ... 612 ft²

Total Area: 113.7 m² ... 1223 ft² (excluding garage)

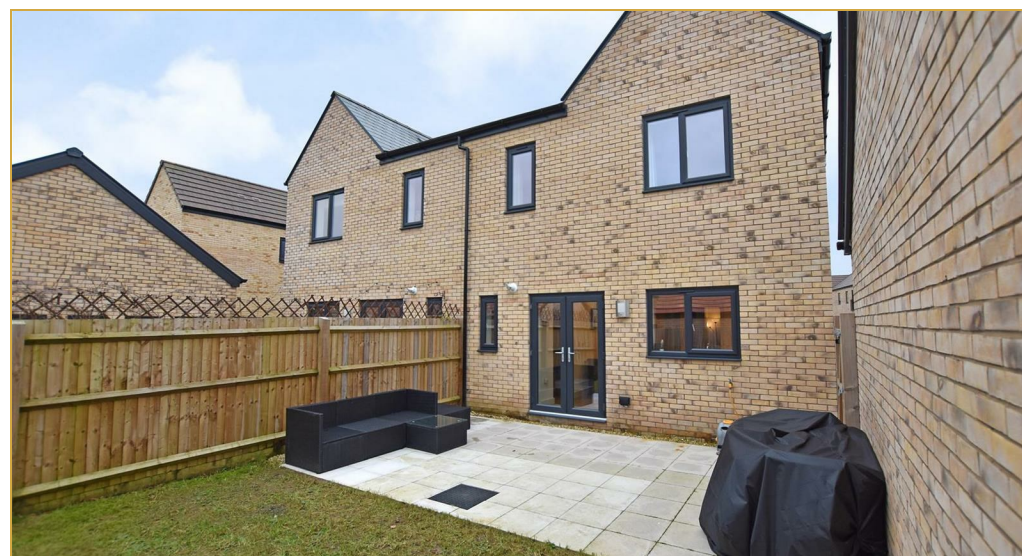
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.

Area includes internal and external wall thickness
www.epcasessments.co.uk

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		





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