

# whiteley helyar



1,524 ft<sup>2</sup>



4 bedrooms



2 bathrooms  
& cloakroom



2 allocated  
parking spaces

Offers Over                      £600,000

54 Mulberry Way, Combe Down, Bath, BA2 5BU

A beautifully appointed and spacious 4 double bedroom corner house in this highly sought after development in the heart of Combe Down, offering very easy, energy efficient living in this most convenient location.

### ACCOMMODATION

4 double bedrooms  
kitchen/dining with bi-fold doors to the garden  
cloakroom

bathroom and ensuite shower room  
sitting room  
gas fired heating and double glazing

### EXTERNALLY

The house has an attractive, enclosed level garden with a good size artificial lawn, paved sun terrace, flower borders with ornamental shrubs and bushes. There is gated side access whilst parking is on street in two private parking spaces next to the house.

### LOCATION

Built some 7 years ago, the house is well located in the heart of this very popular, award-winning development of high quality homes. All the new amenities (including the school, park and the excellent Hub - with its café, work and meeting spots - are just down the road), whilst the numerous Combe Down village amenities (which include a post office, various shops, churches, GP practice, vet and several pubs) also within easy walking distance. Monkton Combe, Combe Down Primary, Ralph Allen and Prior Park schools are closeby, whilst centre of Bath is just a short drive/frequent bus ride away. There are also lovely country walks are 'on your doorstep'.

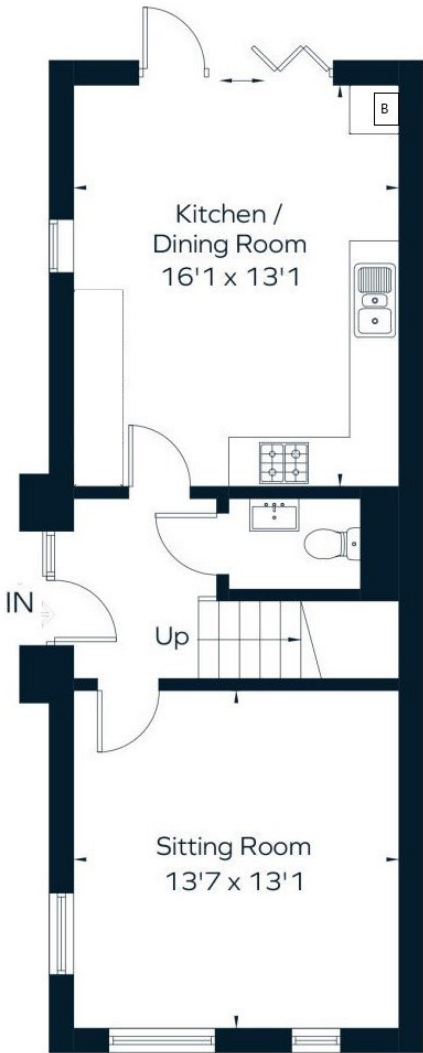




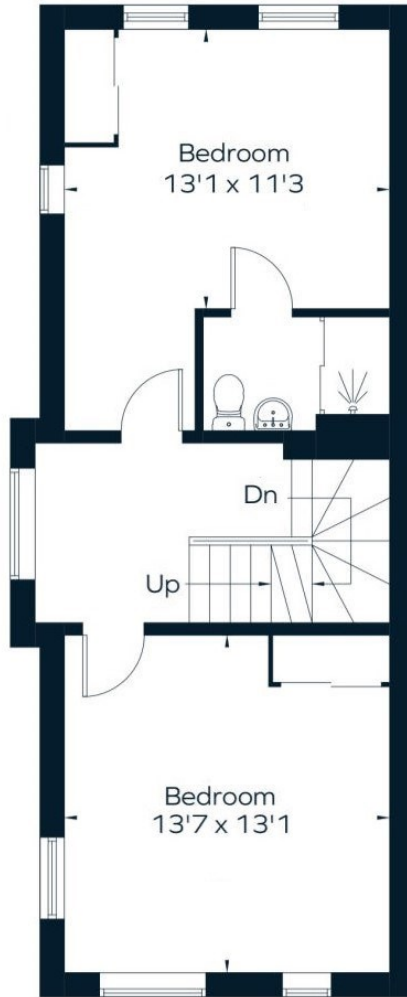
For identification purposes only. Not to scale.

Approximate Area = 141.6 sq m / 1524 sq ft

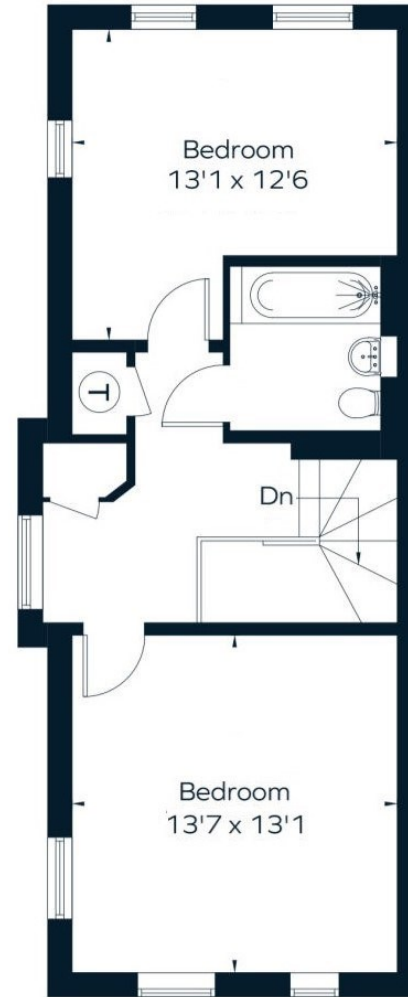
Including Limited Use Area (1.7 sq m / 18 sq ft)



Ground Floor



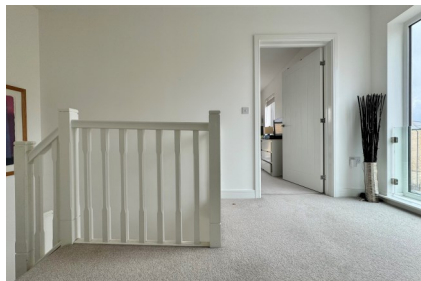
First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>	83	83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	



Tenure: Freehold  
Estate Management Charge: £241.20pa  
Council Tax Band: 'F' - £3,043.52

