
WentWorth
Estate Agents


LOVE

38 Mulberry Way, Bath, BA2 5BU

■ Four double bedroom end-of-terrace Townhouse ■ Well presented, generous living space ■ Master and second bedroom benefiting from en-suites ■ Stylish kitchen/diner ■ Garage and allocated parking ■ Rear garden with patio and lawned area ■ Well located within popular Mulberry Park

Price guide £720,000

Location
Mulberry Park is a popular development of high quality homes in the sought-after area of Combe Down to the south of Bath. This award winning development is one of Bath's finest, residential communities, with a 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.

Mulberry Park is within easy reach of both Bath's dynamic city centre and the area's stunning natural surroundings. There is a regular bus service into the City Centre and there is easy access to the South of Bath via the A36. The World Heritage City of Bath has rich cultural, shopping, historic and sporting facilities. Whilst for those that need to commute, Bath Spa Railway station is approximately 1.8 miles away, (situated in the City centre,) and offers a main line link into London Paddington, likewise the M4 Motorway at Junction 18 gives access to London, Bristol and the South West.

Internal Description
Upon entering the property you are greeted with an entrance hallway from where the living room and kitchen/diner are accessed. The living room is warm and welcoming and is a wonderful room in which to relax with family and friends. The heart of the home is the kitchen/diner which offers plenty of space for family time or hosting. The stylish dove grey cabinetry is complemented by the worktops and flooring. There is a useful breakfast bar, ideal for early morning coffee, and bi-fold doors open up into the garden, perfect for entertaining during the warmer months. A guest cloakroom is also to be found on the ground floor.
Taking the stairs to the first floor you will find a central landing area with storage cupboard, which houses the hot water tank. The master suite is generous space and enjoys a spacious bedroom with plenty of natural light by way of the floor to ceiling windows, a dressing area and an en-suite.

There is a further double bedroom and a family bathroom to the first floor. The stairs continue up to the second floor where there are two generous double bedrooms, one having an en-suite, making this a perfect property for growing families.

External Description
The rear garden is laid to a central lawn which is flanked by raised sleeper beds, perfect for the keen gardener. A sunny patio is a lovely spot to spend time, whether hosting or relaxing, and a pathway allows for access to the garage.

Additional Information
Property Tenure - Freehold
Garage Tenure - Leasehold
Annual Management Charge - TBC
Council Tax Band - F
Council - BANES
EPC - B

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

Agents Note
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.

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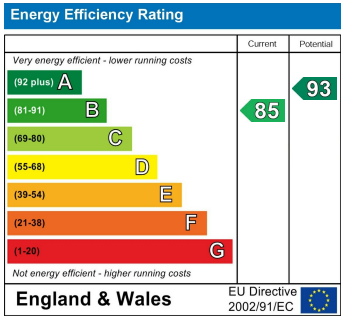
Approximate Area = 1541 sq ft / 143.1 sq m
Garage = 164 sq ft / 15.2 sq m
Total = 1705 sq ft / 158.3 sq m
For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for WentWorth Estate Agents (Bath). REF: 1550467

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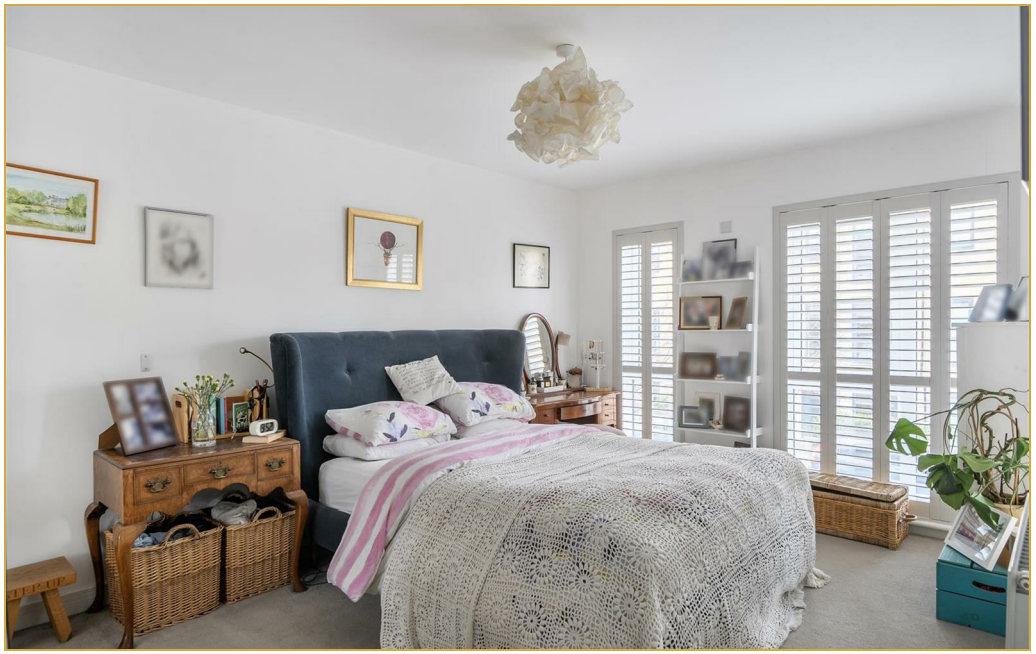







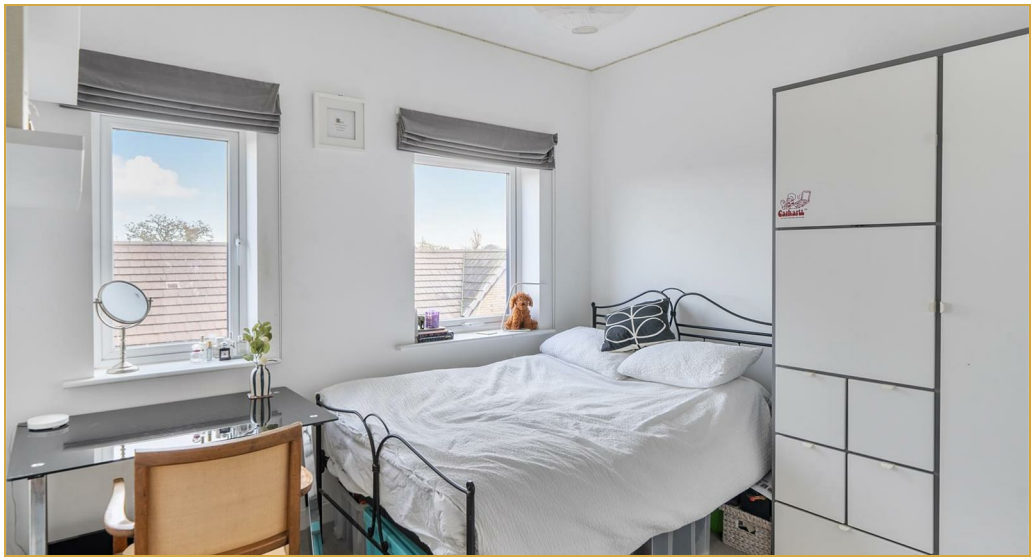

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