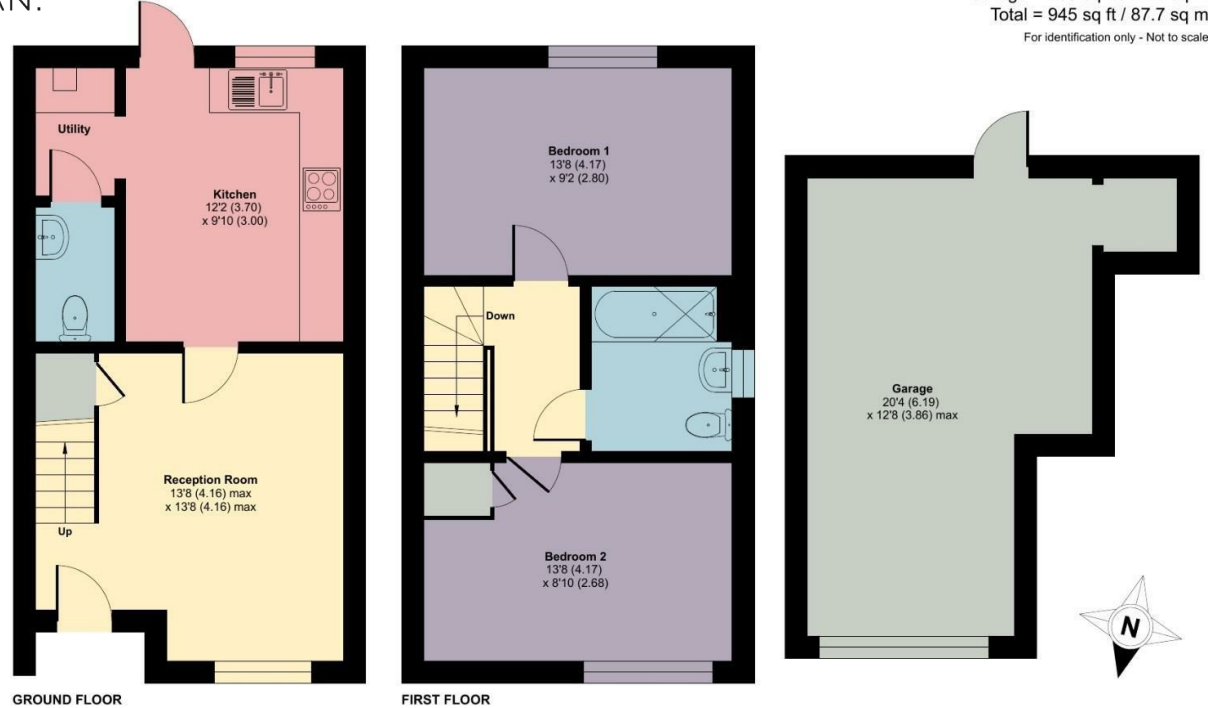


Whitaker Road, Combe Down, Bath, BA2

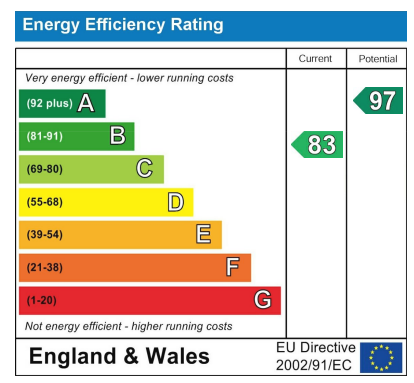
Approximate Area = 706 sq ft / 65.5 sq m
 Garage = 239 sq ft / 22.2 sq m
 Total = 945 sq ft / 87.7 sq m
 For identification only - Not to scale

FLOOR PLAN:



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Zest Sales and Lettings Ltd. REF: 1464575

EPC CHART:



ZEST PROPERTY SERVICES

1 a Mile End
 London road
 Bath
 BA1 6pt
 T: 01225 48 10 10
 E: happytohelp@zestlovesproperty.com

VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.



96, Whitaker Road, Bath, BA2 5FY

2 Bedroom House - End Terrace

**Guide price
 £400,000**

- End-Terrace Immaculately Presented Home
- Living Room, Kitchen Diner, Utility & Cloakroom
- Level Enclosed Garden & Garaging
- Offered To The Market With No Onward Chain
- Two Double Bedrooms & Sleek Family Bathroom
- Freehold, EPC Rating B, Council Tax Band C

DETAILS

A beautifully appointed, two double bedroom, light and airy house situated in the desirable area of Combe Down, to the South of Bath. The property boasts well balanced accommodation set over two floors, along with level gardens and a single garage. NO ONWARD CHAIN



DESCRIPTION

You enter the property to the front into the light and airy living roomy with stairs leading up to the first floor. The living room has windows to the front 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 wall and base units. There is an insert sink unit as well as built in oven, electric hob and fridge freezer. 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 two double bedrooms and a family bathroom. There is built in storage in bedroom two, as well as a cupboard on the landing. The family bathroom is modern, with partially tiled walls. There is a panelled bath with shower over, pedestal wash basin and w.c.

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 which leads you to the single garage with up and over door along with further storage.

LOCATION

Mulberry Park is a high-quality development located in the highly sought-after area of Combe Down, just south of Bath. This award-winning community is quickly becoming one of Bath's premier residential destinations, offering excellent amenities including a primary school, children's nursery, and leisure facilities.

Set on the southern slopes of the city, Combe Down has a thriving village atmosphere with a range of everyday amenities within walking distance, including a doctor's surgery, post office, and local shops. Nearby, the Two Tunnels Greenway provides an excellent shared walking and cycling route through beautiful surroundings.

The area is also well served by a number of highly regarded schools, including Combe Down Primary School, Prior Park College, and Monkton Combe Junior School.

TENURE

Please note that the garage is on a 999 year lease from 2021
There is also an approximate management fee of £250 per annum