

## WINDELL STREET, COMBE DOWN, BATH, BA2 5BG

**£380,000** Leasehold

Offered with no onward chain, this is a spacious and beautifully presented coach house with an integral garage, situated on the extremely popular Mulberry Park development.



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This beautifully presented coach house offers a rare opportunity to own a luxurious and spacious home, finished to an exceptional standard throughout. Boasting an integral garage and thoughtfully designed interiors, this property is perfect for modern living.

Flooded with natural light, the generous open-plan kitchen, dining, and living area creates an inviting space to relax or entertain. The contemporary kitchen is fully fitted with good quality appliances including an integrated fridge freezer, double oven, hob, washing machine, and dishwasher.

The property features two well-proportioned double bedrooms, including a master with its own en suite shower room and the second bedroom having an en suite bathroom. It is worth noting that the bedrooms are positioned either end of the property with the lounge/kitchen central making it ideal as a potential holiday let.

There are floor-to-ceiling windows in both bedrooms and the living area enhance the sense of space and light, while gas-fired central heating ensures year round comfort.

This is a truly stunning home that combines elegance, functionality, and a fantastic location. Early viewing is highly recommended.

Set within the exciting new Mulberry Park development in the sought-after village of Combe Down, this property enjoys the best of modern living in a vibrant, well-connected community. Built on the historic site of the former Admiralty MOD base, Mulberry Park is home to around 700 new homes and a growing number of facilities designed with residents in mind.

All key amenities are just a short stroll away, including a nursery, primary school, and the popular community hub and café, which has quickly become a favourite meeting place for both new and long-time residents. At the heart of the development, and just a stone's throw from this property, is Bath's first new park in over a century, set for completion in 2025, promising expansive green space and recreational opportunities.

Situated on the southern slopes of the city, this location offers the perfect blend of village charm and contemporary convenience. Ideal for families,







- Highly Desirable Location
- Open Plan Lounge/Dining Room/Kitchen
- Two Double Bedrooms
- Master Bedroom with En-Suite Shower Room
- Bedroom Two
- En Suite Bathroom
- Bathroom
- Integral Garage
- Gas fired central heating.

Entrance Porch

Kitchen/Dining Room/Family Room  
18'1" x 20'3"

Open plan with modern kitchen units and integrated appliances, including fridge freezer, dishwasher, electric oven and gas hob, space for washing machine, cooker hood.

Master Bedroom  
18'1" x 9'8"

En-suite Shower Room

Bedroom 2  
10'8" x 12'3"

En Suite Bathroom

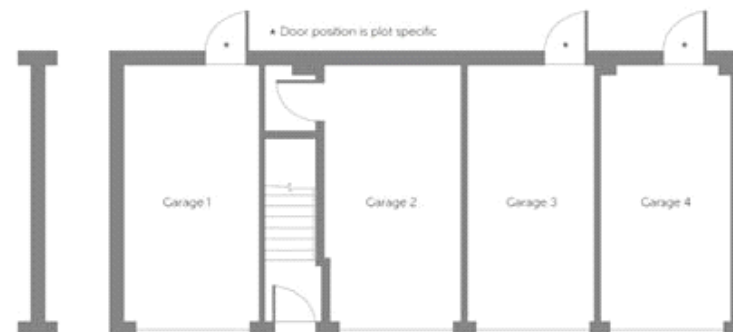
Integral Garage





### First Floor

Kitchen/ Living/Dining	5.522m x 6.192m (max) (max)	18'1" x 20'3" (max) (max)
Bedroom 1	5.522m x 2.953m (max) (max)	18'1" x 9'8" (max) (max)
Bedroom 2	3.260m x 3.758m	10'8" x 12'3"



### Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Council Tax Band: C  
(Bath and North East Somerset)  
Tenure: Leasehold (992 years)  
Annual Service Charge: £409.76  
Date Lease commenced 2018 - Total length of lease 999 Years

Parking options: Garage

### Note:

We cannot guarantee the accuracy of this property brochure or the information contained therein and would therefore ask you to satisfy yourself regarding any information.

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