



BRINKWORTH ROAD, BATH, SOMERSET, BA2  
**£375,000 LEASEHOLD**

**Winkworth**





## BRINKWORTH ROAD, BATH, SOMERSET, BA2

**Entrance Hall | Living Room/kitchen | Two large double bedrooms | Bathroom | Garage.**

A new build two bedroom Coach House on the Mulberry Park Estate in Combe Down.

The accommodation comprises Private Entrance Hall with stairs to first floor level. The main reception room consists of a spacious living room/kitchen with built in appliances. There are two large double bedrooms and a family bathroom.

The property also has a single garage with an EV charge point and there is ample parking opposite.

Council tax band C

Leasehold 999 years from 1 August 2019

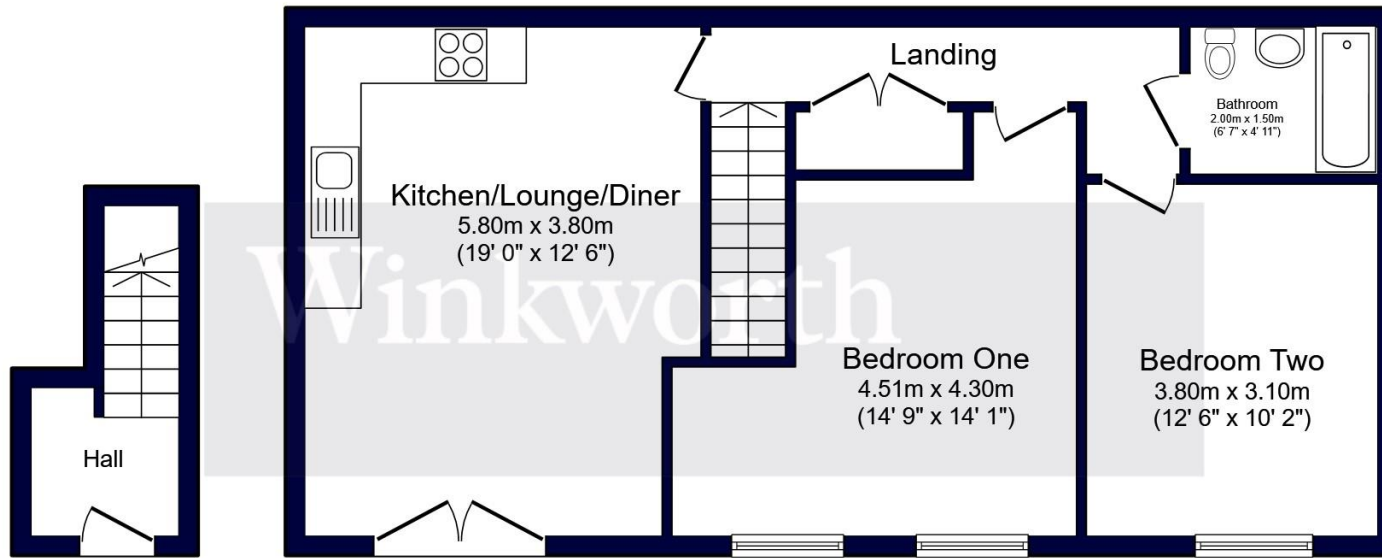
### LOCATION

Mulberry Park is a brand new development of high quality homes in the sought-after neighbourhood of Combe Down. Situated on the southern slopes of the city, these spacious homes have been designed with energy efficiency and comfort in mind. Offering the perfect blend of city and country living, Mulberry Park is within easy reach of both Bath's city centre and the area's stunning natural surroundings. This award winning development is becoming one of Bath's finest, new residential communities. With a new primary school, children's nursery, community hub cafe and state-of-the-art leisure facilities, Mulberry Park will also provide Bath's first new park for 100 years, creating a green space that will be enjoyed by future generations.









**Ground Floor**

Floor area 4.0 m<sup>2</sup> (43 sq.ft.) approx

**First Floor**

Floor area 61.6 m<sup>2</sup> (663 sq.ft.) approx

Total floor area 65.7 m<sup>2</sup> (707 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		81	93
England, Scotland & Wales		EU Directive 2002/91/EC	

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