



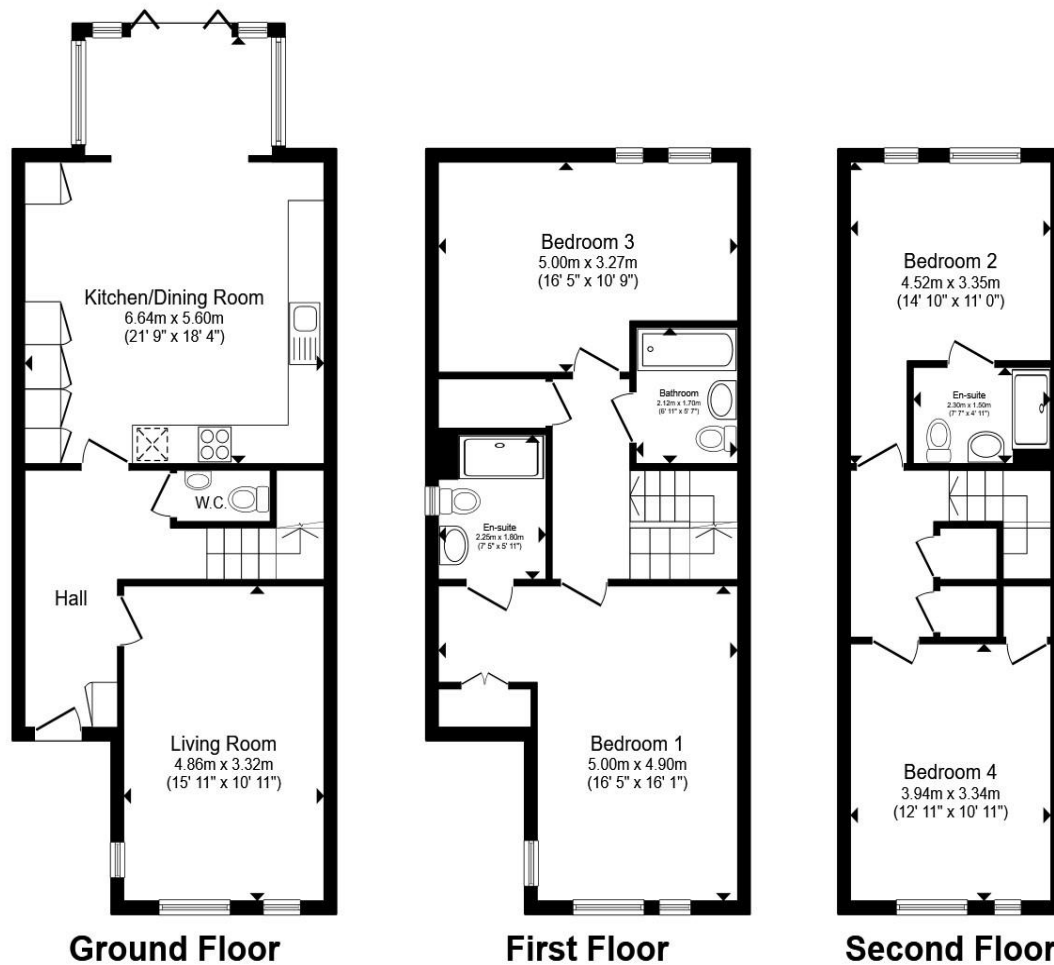
Mulberry Way, Bath, BA2 5BU

welcome to

Mulberry Way, Bath

Set over three floors, this four-bedroom home offers two en suites, a family bathroom, cloakroom, kitchen/dining room with bi-fold doors, and two parking spaces. Situated within the Mulberry Park development, it is close to local amenities, green spaces, Bath city centre, and transport links.





Total floor area 150.6 m² (1,621 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). Powered by www.propertybox.io



Set over three floors, this beautifully presented four-bedroom family home offers spacious and versatile accommodation throughout. The property features two bedrooms with en suites, a family bathroom, and a convenient cloakroom. At the heart of the home is a stylish kitchen/dining room with a striking glass extension and bi-fold doors opening onto the rear garden, creating an ideal space for family living and entertaining, featuring a decking area and low-maintenance AstroTurf. Further benefits include two parking spaces to the front of the property, a custom-built bicycle shed, and dedicated recycling storage.

Located within the popular Mulberry Park development on the southern side of Bath, the property enjoys easy access to local amenities, including a convenience store, café, primary school, children's play areas, and green spaces. Nearby countryside walks offer the chance to enjoy the surrounding landscape.

Bath city centre is easily reached by regular bus services and offers an excellent selection of shops, restaurants, leisure facilities, and cultural attractions. Bath Spa railway station provides direct links to Bristol, London Paddington, and beyond, while the A36 and A4 offer convenient road access to the wider region.

Combining generous accommodation, modern finishes, and a sought-after location, this superb home is ideal for families seeking a balance of city convenience and green surroundings.

Agent Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Mulberry Way, Bath

- Four-bedroom family home
- Beautifully presented throughout
- Two en suite bedrooms & family bathroom
- Ground floor cloakroom
- Kitchen/dining room

Tenure: Freehold EPC Rating: B
Council Tax Band: F

£725,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/BAT110324



Property Ref:
BAT110324 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



01225 425111



Bath@allenandharris.co.uk



7 Princes Buildings, BATH, Avon, BA1 2ED



allenandharris.co.uk