

Wisdén
Homes



100, Whitaker Road, Bath. BA2 5FY

Asking Price: £375,000



2 double bedrooms



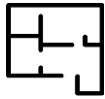
Bathroom and
downstairs cloakroom



Level, lawned southerly
facing gardens.



Off-street, private
numbered parking
space



690 Sq. ft. / 64 Sq. m.

The Property

- High A-Grade EPC energy rating
- Beautifully presented and stylish, 4-year-old property in immaculate condition
- **No onward chain**
- Good sized double bedrooms and bathroom
- Easy to keep, level gardens with independent rear gated access
- Good-sized stylish, kitchen/dining room including Bosch appliances
- Off-street parking space

The location

- Located in sought-after Combe Down
- Good access to bus services to Bath and Bristol
- Combe Down Primary School – 0.8 miles
- Mulberry Park School and The Hub Café – 0.2 miles
- Ralph Allen Secondary School – 1.2 miles
- Prior Park College – 1 mile
- Bradford Road shops – 0.7 miles





Description: This immaculate, mid-terrace property was built in 2021 and presents welcoming and stylish accommodation perfect for young buyers, investors, or downsizers, alike. 100 Whitaker Road is in the heart of Mulberry Park, a popular development of modern properties with Mulberry Park School and The Hub Café and community space at its centre as well as a beautiful, wooded walk to Bath through Fox Hill and Perrymead.

Ground Floor: The property begins with a spacious sitting room with understairs cupboard, and double-glazed windows.

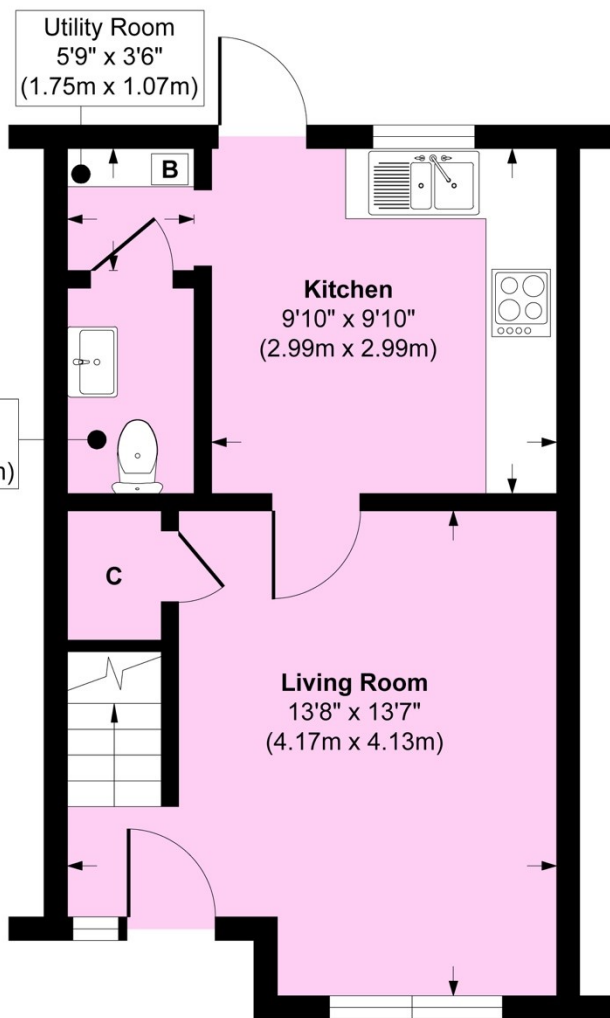
The kitchen/dining room is immaculate, comprising LED downlights, and a Bosch oven, hob, dishwasher, and fridge/freezer. There is a utility space alongside featuring a Bosch washing machine and Vaillant GCH boiler. Finally, we have an invaluable downstairs cloakroom with WC and basin.

First Floor: Upstairs, the landing opens to 2 bright double bedrooms each with freestanding white wardrobes added by the current owner, which could be included for the buyer, if required. The contemporary bathroom comprises a white suite of bath (with shower over), hand basin and WC.

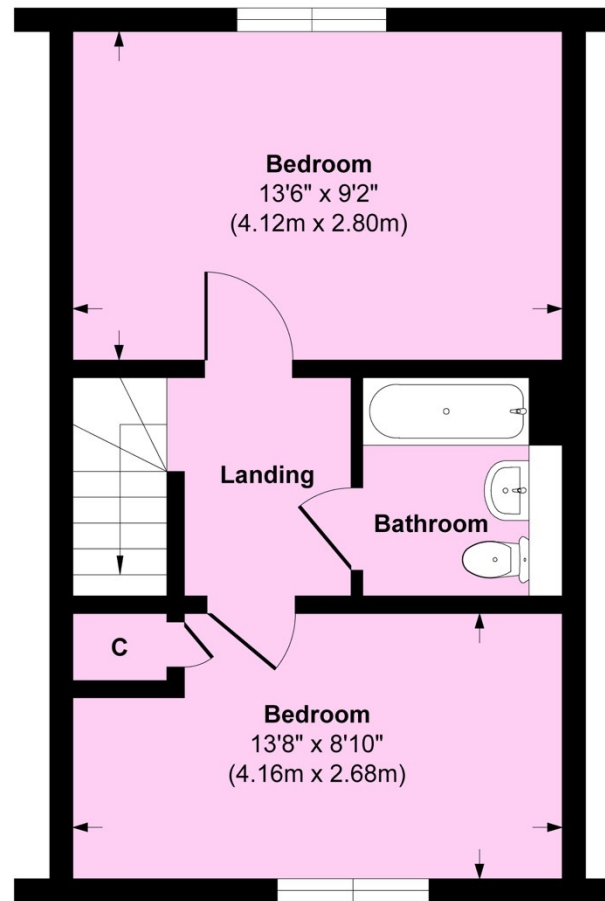
Outside: There is a small, planted front garden with path to the front door while the rear garden is a level and easy-to-manage space with outdoor water and electricity supply. It is southerly facing and mainly lawned. There is an independent, gated rear access and a weatherproof, plastic shed included with ample storage for outdoor items and bikes.

Please note: 100 Whitaker Road is fitted with solar panels with a total capacity of 1.8 KW and estimated annual generation of 1683 KWh. There are management charges for Mulberry Park as follows: for 2025, the annual contribution for The Hub is £137.11 and the annual Estate Service Charge is £95.91.





Ground Floor
Approximate Floor Area
339 sq. ft
(31.47 sq. m)



First Floor
Approximate Floor Area
351 sq. ft
(32.66 sq. m)

Approx. Gross Internal Floor Area 690 sq. ft / 64.13 sq. m

Whilst every attempt is made to ensure the accuracy of this plan, depiction and measurements of rooms, doors, windows, compass points and other items are approximate and no responsibility is taken for any error.
This plan is for illustrative purposes only and is not drawn to scale.

Produced by Elements Property

Disclaimer: The fixtures, fittings and appliances referred to have not been assessed and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property – they may be available by separate negotiation. These Sales Particulars are for general guidance and complete accuracy cannot be guaranteed and they do not constitute a contract or part of any contract.

Directions: Locate the entrance to Mulberry Park from the roundabout on Bradford Road and continue down Mulberry Way past the school and Hub Café. Turn right onto Kellaway Lane and at the end, bend left onto Willis Road and take the 2nd right onto Whitaker Road where number 100 is further along on the right.

Score	Energy rating	Current	Potential
92+	A	95 A	96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

