

Mary Ross Road

Bath, BA2 5FU

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AND
TANNER



£375,000 Freehold

A beautifully presented, two double bedroom mews house, constructed approximately 3 years on this sought after development on the outskirts of Bath within the Combe Down area. The property is a superb first time buy or investment property and will benefit from a single garage and have the remainder of the current 10 Year NHBC Guarantee.

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DESCRIPTION

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OUTSIDE

There is a single garage having power and light and bin store area which could also house a small table and chairs.

LOCATION

Mulberry Park is wonderful new development within the Combe Down area of Bath. There is a wonderful community hub and cafe within the development and the property is within walking distance of local schools. Bath is a beautiful Georgian city offering a superb range of shops, excellent restaurants and the Bath University, with its wide range of sporting facilities is also within easy reach. Close to the property is a variety of amenities and Bath City Football Club. From here there are bus links into the city centre, Bath Spa Station provides high speed rail links to London Paddington (1 hr 19 minutes by the fastest service). Access via the A4 to the M4 is provided with the A46 to Junction 18 Tormarton (8 miles approx). Bath is in the valley of the River Avon, 97 miles (156 km) west of London and 11 miles (18 km) southeast of Bristol.

COUNCIL TAX BAND

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MANAGEMENT COMPANY

Bath Leasehold Management look after the communal areas for the development and this is paid yearly. The current charge for the year is £137.





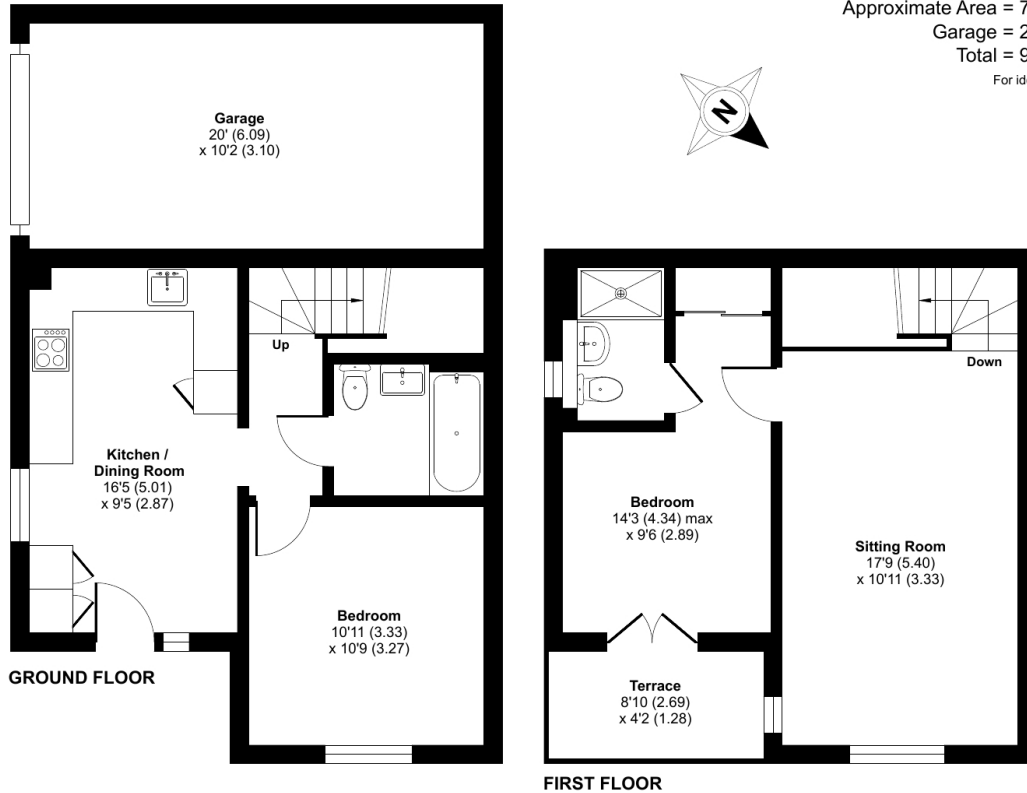
Mary Ross Road, Combe Down, Bath, BA2

Approximate Area = 780 sq ft / 72.4 sq m

Garage = 208 sq ft / 19.3 sq m

Total = 988 sq ft / 91.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Cooper and Tanner. REF: 1234741

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