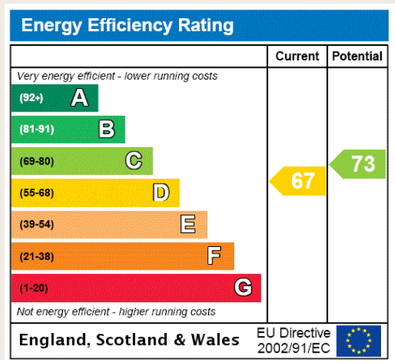
Bath Bear Flat Sales

01225 310 570
Andrewsonline.co.uk



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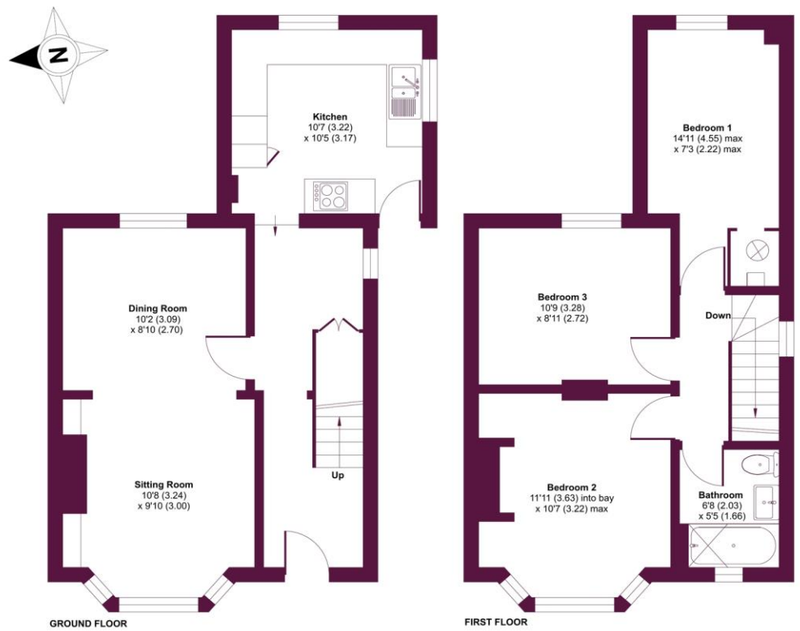
Andrews

Mendip Gardens, Bath, Somerset, BA2

Approximate Area = 858 sq ft / 79.7 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). ©nichecom 2025. Produced for Andrews Estate Agents. REF: 1369272

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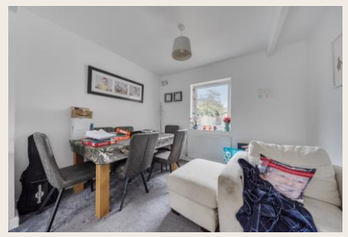

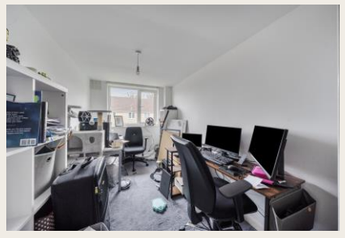

Mendip Gardens, Bath

£410,000

BA2 2UT

The Andrews Small Print

This listing contains no artificial colours, no photo doctoring, no super-wide angle images, no props, no overstatements, no pressure and no urgency. Instead you can count on our reassuring advice and refreshing service to help you with the big decisions.

Disclaimer

We haven't tested any of the appliances listed in these details, or asked for warranty or service certificates, unless stated – they're on an 'as seen' basis.

You should only use the floorplans as a general guide to room layout and design only, as they're not exact. You can find out how we've measured them in our Andrews Guide to Measuring, which you can ask for at any of our branches/

If you're interested in this property, you need to come through us for all negotiations. Please note that neither these details, nor anything we've said about the property, are part of an offer or contract, and we can't guarantee their accuracy.

The Property Ombudsman
naea | propertymark PROTECTED
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ARMA

Energy Efficiency Rating: D

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A three bedroom, semi-detached home with a generous garden and off street parking for two cars situated in a leafy cul-de-sac.

Mendip Gardens is a well-regarded cul-de-sac, conveniently located just 2.7 miles from Bath city centre and 1.7 miles from Combe Down. Residents benefit from excellent transport links, including the number 14 bus service from Noads Corner, which is 1.1 miles away, and the nearby Park & Ride. Local amenities are within easy reach, with a Sainsbury's supermarket 0.9 miles away, and a selection of shops on Upper Bloomfield Road just 0.5 miles from the property. The area is also ideal for outdoor enthusiasts and dog owners, offering access to scenic countryside walks and picturesque villages such as Combe Hay, Priston, and Southstoke within 3.3 miles.

Upon entering the property, you are welcomed by an entrance hall that leads into a stunning dual-aspect living and dining room. This space features a charming bay window and bespoke dressers built into the alcoves, adding both character and functionality. The kitchen is well-equipped with ample storage provided by a range of base and wall units. It includes integrated appliances such as an oven, microwave and washing machine - ideal for modern living. Upstairs, the first floor offers three generously sized double bedrooms. Bedroom one benefits from fitted storage. Bedrooms two and three enjoy pleasant garden views, with bedroom three currently serving as a spacious double office, perfect for remote working or creative pursuits. The family bathroom is appointed with a three-piece suite, featuring a rainfall shower head and a heated towel rail for added comfort. Externally, the property truly shines. Positioned on a desirable corner plot, it boasts a generous wrap-around garden with a patio area ideal for entertaining, and a well-maintained lawn offering plenty of outdoor space. The driveway has been finished with resin and comfortably accommodates approximately four vehicles.

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Summary

- Three double bedrooms
- Driveway for four cars
- Large wrap around garden
- Situated in a tree lined cul-de-sac
- Council Tax - Band C
- Freehold

Highlights

Oldfield Park 1.72 miles
Bath Spa 1.87 miles
Avoncliff 4.4 miles
Bradford-on-Avon 5.51 miles

St Martin's Garden Primary School
The Link School
St Philip's CofE Primary School
Moorlands Junior School

Saint Gregory's Catholic College
The Link School
Three Ways School
Bath Community Academy

Interested in this property?
For viewings and advice please get in touch with our Bath Bear Flat Sales branch on 01225 310 570