



Mulberry
Park

COACH HOUSES AND MEWS HOUSES



History in the Making

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 two-bedroom Mews and Coach Houses 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 dynamic city centre and the area's stunning natural surroundings.

This vibrant community will be enhanced by Bath's first new park for 100 years, a new primary school, a children's nursery and state-of-the-art leisure facilities.



This image is from an imaginary viewpoint within an open space area. The purpose is to give a feel for the development and not an accurate description of each property. External materials, finishes and landscaping and the positions of garages may vary throughout the development.

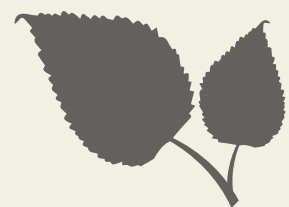
Mulberry Park Phase One



Coach Houses



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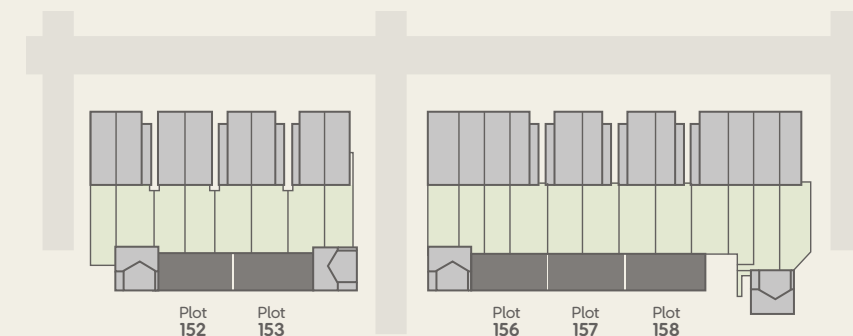


Two bedroom Midford Coach House

These highly desirable two-bedroom homes offer thoughtfully designed space both inside and out.

The Midford Coach House offers lateral living with two bedrooms, two bathrooms and an integral garage.

Design focuses on energy efficiency, comfort and quality. Inside, fully fitted Halvanto kitchens come with integrated Electrolux appliances, while both family and en-suite bathrooms have been finished with luxurious Porcelanosa tiling.



Entrance on ground floor

THE MIDFORD

FIRST FLOOR

Kitchen/Dining/Living	6192 x 5473mm	20'3" x 18'0"
Master Bedroom	2920 x 5473mm	9'6" x 18'0"
Bedroom 2	3708 x 3228mm	12'2" x 10'6"

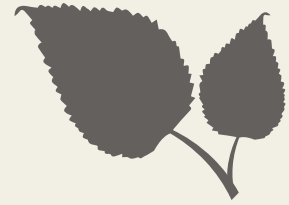


The floor plans depict a typical layout for this house type. For exact specification details of external and internal finishes, dimensions and floor plan differences please consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale.



Mews Houses

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Two bedroom Lyncombe Mews House

Thoughtfully designed for contemporary living, these two-bedroom homes will be much sought-after.

Arranged over two floors, the Lyncombe Mews House features open plan living at ground level with ample kitchen-diner and living space. On the first floor double doors lead onto a generous balcony. A parking space is included.

Storage is built-in, while design focuses on energy efficiency, comfort and quality. Fully fitted Halvanto kitchens come with integrated Electrolux appliances, while both bathrooms have been finished with luxurious Porcelanosa tiling. A Vaillant 35 gas boiler and low energy lamps will help conserve energy and built-in USB chargers make modern life more practical.



THE LYNCOMBE

GROUND FLOOR

Kitchen/Dining/Living 6373 x 5357mm 20'9" x 17'6"

FIRST FLOOR

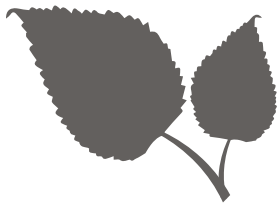
Master Bedroom 2864 x 4325mm 9'4" x 14'2"
Bedroom 2 3414 x 2863mm 11'2" x 9'4"



The floor plans depict a typical layout for this house type. For exact specification details of external and internal finishes, dimensions and floor plan differences please consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale.



Imagery is computer generated and may include additional features available at extra cost. Layouts may differ according to plot.



Specification

KITCHENS

- Contemporary Halvanto fitted kitchens
- Laminate worktops (option to upgrade to Quartz)
- Feature stainless steel or glass splash back to hob
- 4 burner gas hob
- Integrated Electrolux stainless steel single multifunction fan oven
- Integrated Electrolux energy efficient fridge freezer
- Electrolux dishwasher (where space allows)

BATHROOMS, EN-SUITES AND CLOAKROOMS

- Stylish Roca contemporary white sanitaryware with chrome Ideal Standard taps
- Aqualisa thermostatic shower
- Porcelanosa floor and wall tiles
- Bathroom wall mounted mirror combined with light and shaving socket to all bathrooms and en-suites

DECORATION AND INTERNAL FEATURES

- White matt emulsion to all walls and ceilings
- Oak foil wrap internal doors with chrome ironmongery

ELECTRICAL

- Vaillant 35 gas boiler
- Telephone points in lounge x 2, bedroom 2 and master bedroom

- TV point in lounge and master bedroom
- Multigrid appliance switch to kitchen, one double socket to include USB charging
- White LED down lighters to kitchen area, utility, cloakroom, bathroom and en-suites
- Ceiling pendants with low energy lamps to living room, bedrooms and hallway/landings
- Carbon Monoxide monitor
- Smoke alarms

EXTERNAL FEATURES

- Grey composite front door with vision panel in timber frame and chrome ironmongery
- Timber framed composite rear door with chrome ironmongery
- Contemporary low energy light by front door
- Wiring for rear external coach lamp
- Black UPVC gutters and downpipes
- Grey UPVC fascia, soffit and bargeboards

GARAGES (WHERE INCLUDED)

- Batten holder light fitting and one double socket



The Curo commitment

The Curo commitment is our guarantee to our customers to make the experience of buying a new home as easy, enjoyable and informative as possible. This does not stop when the keys are handed over; the Customer Care Team will be on hand to support when you move into your new home.

Before you move:

Reservation agreement

Once you have chosen your perfect plot your Sales Advisor will be on hand to ensure all aspects of the reservation process are fully explained.

Point of contact

Your Sales Advisors on site will be your point of contact throughout the building process and beyond.

Specification

When moving into your new home with Curo you can be assured that the build quality, internal specification and finish of our individually designed homes will exceed expectations. Our contemporary well-designed kitchens are both sophisticated and practical, offering quality units and integrated appliances.

Your Sales Advisor will be able to guide you through your selections and other optional extras you may require from our extensive ranges.

Estimated build completion

When you reserve your new home with us we will provide you with an estimated completion date and keep you informed of the progression of the construction, up to the point when it is ready for you to move.

New home demonstration

The Site Manager who built your new home and your Sales Advisor will be on hand either on the day of your move or soon after, to guide you through the key features of the property and the best ways to maintain it. All the information demonstrated to you will be included within your Handover Pack for reference.

After you move:

Handover Pack

On completion of your new home you will receive a Handover Pack which contains all the information you will require about your property.

Courtesy call

A short while after you have moved in either your Sales Advisor or the Site Manager (if the development is still under construction) will contact you to ensure that you are completely happy with your new home.

Quality assured

Throughout the build process we inspect the quality of the workmanship, with the support of the NHBC Building Inspector and Local Authority Building Control Officer. The Customer Care Team, who will have watched your new home being built, will be your point of contact once you move in. Your new home will be covered by a 10 year NHBC Warranty alongside a 2 year Curo Warranty.

Dedicated customer care helpline

At Curo we operate a dedicated service to our customers and the helpline details will be included within the Handover Pack. You will also be supported by our Customer Care Manager who will be monitoring calls made to the helpline to ensure that any issues are dealt with effectively and efficiently.

The buying process

Buying a new home is an exciting time. Now you have found your new Curo home, the following information will help you with your move.

Obtain financial advice

Although you will have already had some advice at this stage, Curo can recommend independent specialists who will help with your exact requirements.

Appoint a solicitor

Once you have reserved your new Curo home you will need to hire a solicitor or conveyancer to act on your behalf. Again, Curo will be happy to recommend a local company on request.

Organise your mortgage

Contact your mortgage broker to get everything in place.

Selling another property?

Please give the details of your current property sale to your Curo Sales Advisor. They will monitor the sale to make sure it runs as smoothly as possible.

Signing and exchanging contracts

Once your solicitor has received your mortgage offer you will be ready to sign your contracts. At this stage you will be asked to pay your deposit. You will be ready to exchange contracts when your buyers are in a position to proceed.

Confirming your specification choices

Your Curo Sales Advisor will be on hand to talk you through the specification options for your new home (dependent on build stage at time of purchase).

Build completion

Curo will keep you informed at all times of the estimated completion date of your new home. We will endeavour to deliver the property on time however this final date may be affected by weather conditions, connections of services and material shortages.

Legal completion and home handover

Completion will take place on an agreed date when the balance of payment has been received by Curo. You will then be given the keys to your new home.

Welcome home!

Along with your keys, you will also be given a certificate to confirm that your new home is in perfect order and a Handover Pack which covers information on warranties, Customer Care and advice on how to look after your new home.

Then simply move in!

Peace of mind

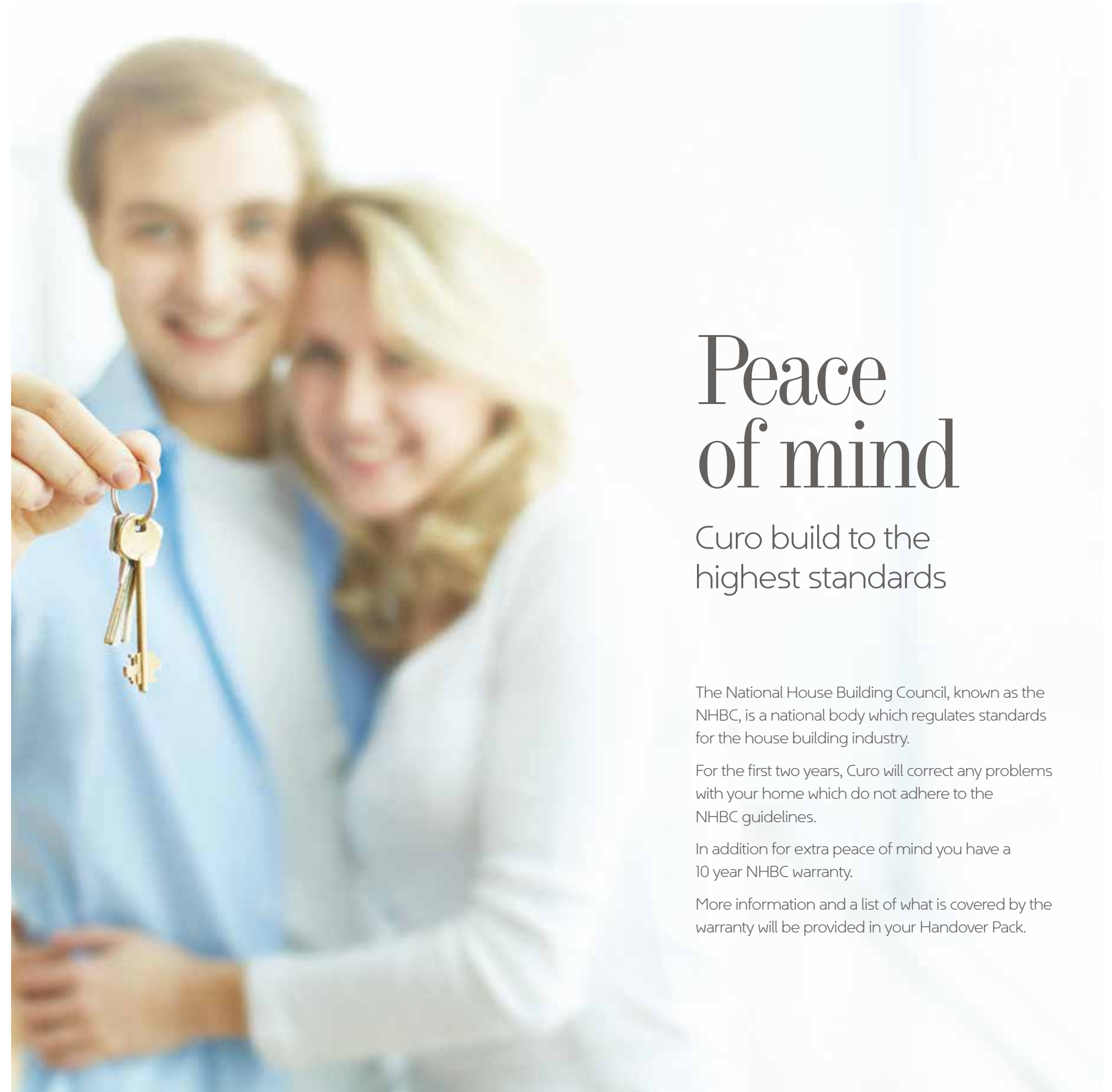
Curo build to the highest standards

The National House Building Council, known as the NHBC, is a national body which regulates standards for the house building industry.

For the first two years, Curo will correct any problems with your home which do not adhere to the NHBC guidelines.

In addition for extra peace of mind you have a 10 year NHBC warranty.

More information and a list of what is covered by the warranty will be provided in your Handover Pack.



Working together to build beautiful homes

The Curo philosophy is to blend our expertise in house building with the requirements of modern families to create outstanding homes.

With years of experience, our architects and builders understand how homes work and what families need to enjoy comfortable living. From choosing your new home to moving in and beyond, our highly qualified sales and after-care staff will always be on hand to support and advise throughout the process.

It is not just about the bricks and mortar – Curo after-care gives peace of mind after moving into a Curo home.



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www.curo-sales.co.uk

Mulberry park, Combe Down, Bath, BA2 5BZ

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