

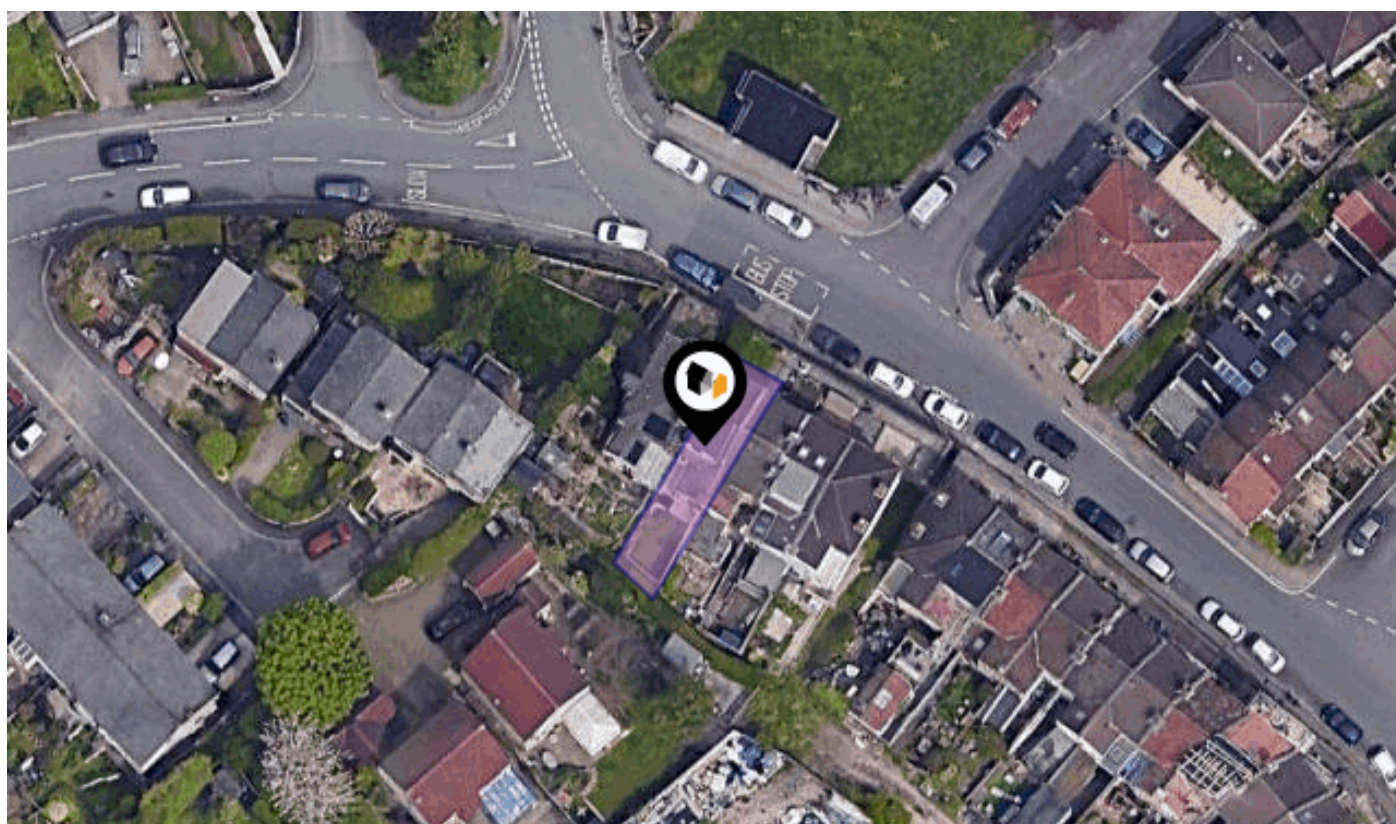


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# KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

**Tuesday 16<sup>th</sup> January 2024**



## TYNING TERRACE, BATH, BA1

### Martin & Co Bath

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[www.martinco.com/estate-agents-and-letting-agents/branch/bath](http://www.martinco.com/estate-agents-and-letting-agents/branch/bath)






















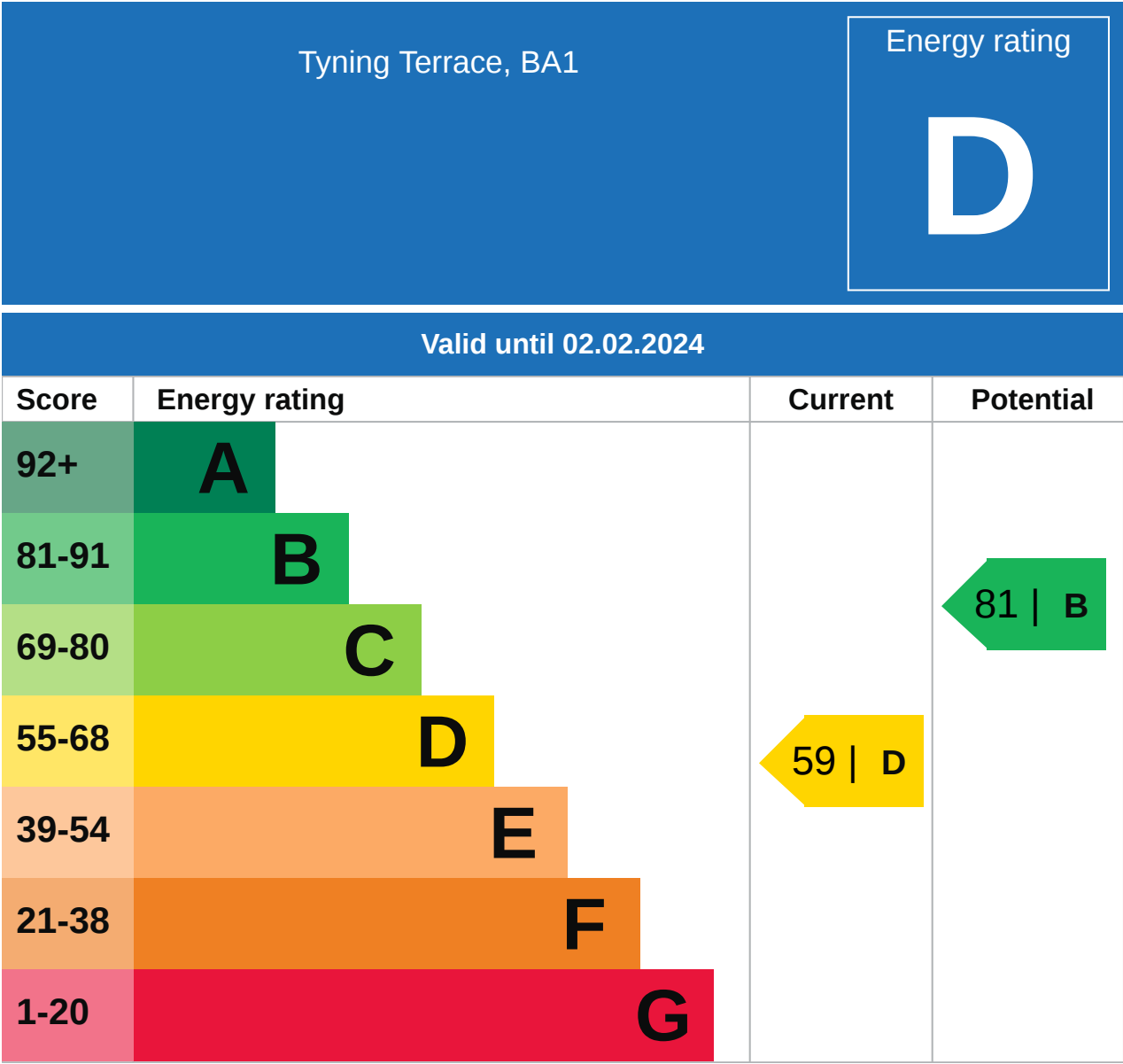
## Property

Type:	Terraced House	Tenure:	Freehold
Floor Area:	828 ft <sup>2</sup> / 77 m <sup>2</sup>		
Plot Area:	0.02 acres		
Year Built :	1900-1929		
Council Tax :	Band C		
Annual Estimate:	£1,733		
Title Number:	AV118109		
UPRN:	10001132365		

## Local Area

Local Authority:	Bath And North East Somerset	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very Low	7 mb/s	80 mb/s	330 mb/s
• Surface Water	Low			

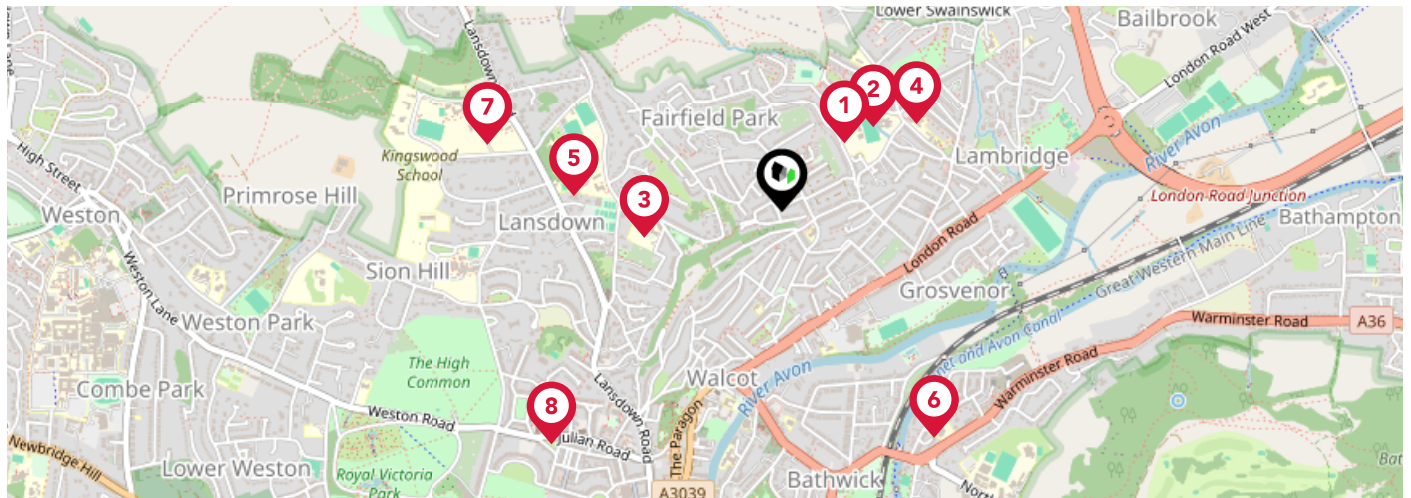
Mobile Coverage:	Satellite/Fibre TV Availability:					
(based on calls indoors)						
						
						



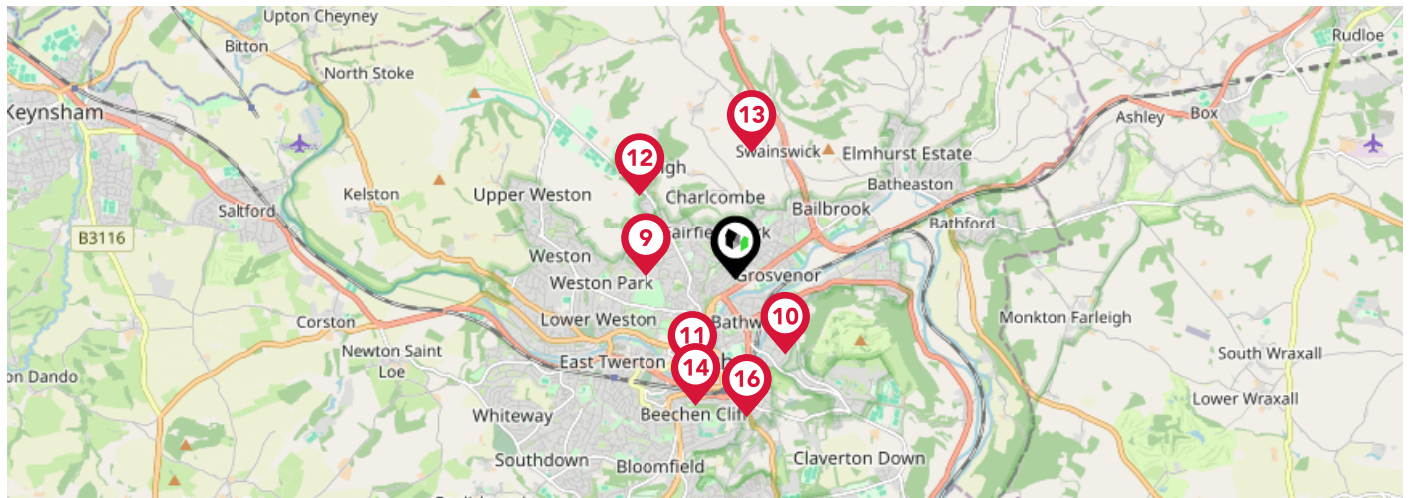
## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	2
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 44% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	77 m <sup>2</sup>





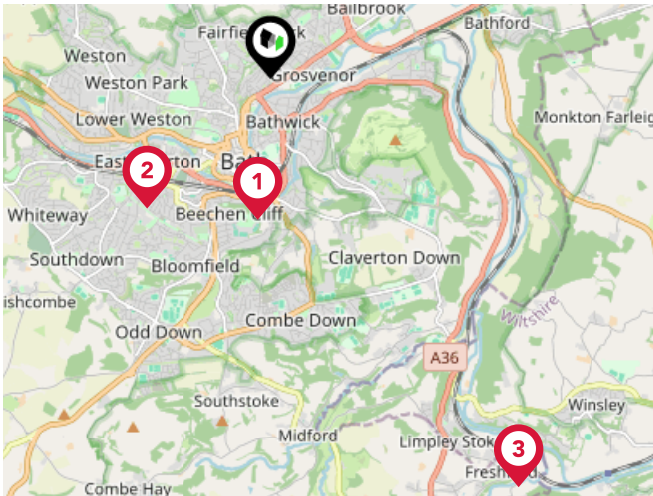
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Mark's CofE School</b> Ofsted Rating: Good   Pupils:0   Distance:0.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Saviours Infant Church School</b> Ofsted Rating: Good   Pupils: 161   Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Stephens Church School</b> Ofsted Rating: Good   Pupils: 385   Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Saviours Junior Church School</b> Ofsted Rating: Good   Pupils: 233   Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Royal High School GDST</b> Ofsted Rating: Not Rated   Pupils: 611   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Bathwick St Mary Church School</b> Ofsted Rating: Outstanding   Pupils: 215   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Kingswood School</b> Ofsted Rating: Not Rated   Pupils: 800   Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Andrew's Church School</b> Ofsted Rating: Good   Pupils: 219   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Kingswood Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 373   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>King Edward's School</b> Ofsted Rating: Not Rated   Pupils: 1110   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bath Academy</b> Ofsted Rating: Not Rated   Pupils: 86   Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Abbot Alphege Academy</b> Ofsted Rating: Requires Improvement   Pupils: 61   Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Swainswick Church School</b> Ofsted Rating: Good   Pupils: 78   Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bath College</b> Ofsted Rating: Good   Pupils:0   Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Widcombe Infant School</b> Ofsted Rating: Good   Pupils: 182   Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Widcombe CofE Junior School</b> Ofsted Rating: Outstanding   Pupils: 238   Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

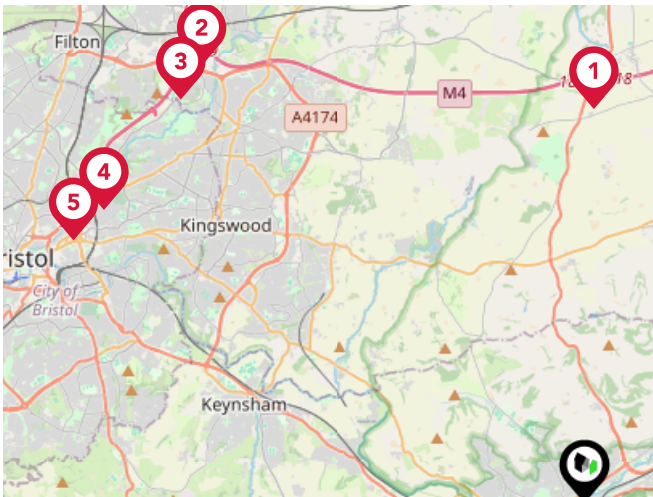
# Area

## Transport (National)



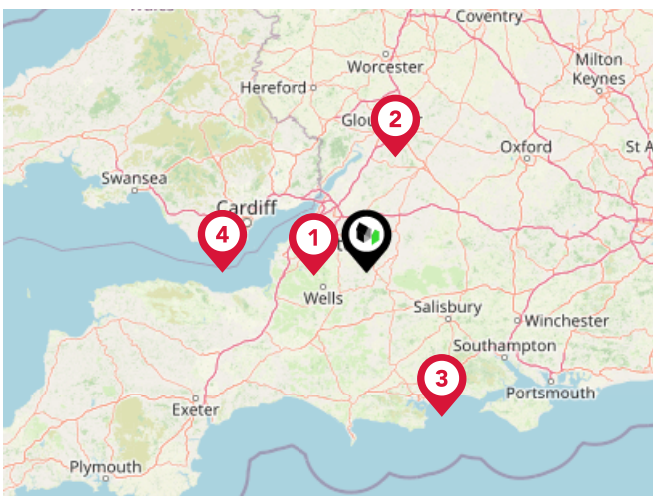
### National Rail Stations

Pin	Name	Distance
	Bath Spa Rail Station	1.31 miles
	Oldfield Park Rail Station	1.65 miles
	Freshford Rail Station	4.42 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M4 J18	7.29 miles
	M4 J19	10.75 miles
	M32 J1	10.57 miles
	M32 J2	10.42 miles
	M32 J3	10.64 miles



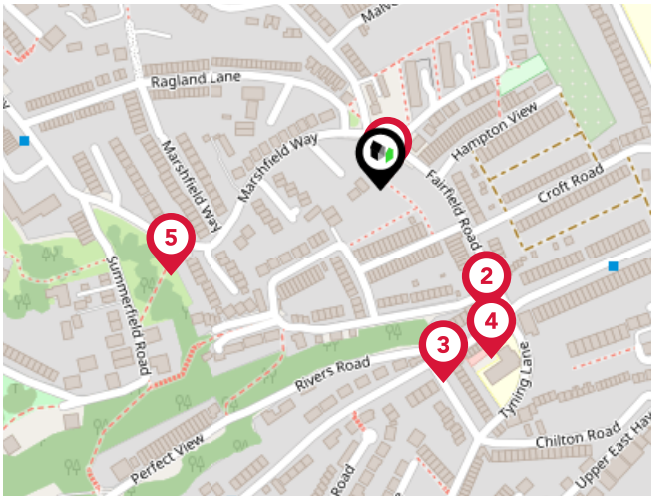
### Airports/Helipads

Pin	Name	Distance
	Bristol International Airport	15.41 miles
	Gloucestershire Airport	35.35 miles
	Bournemouth International Airport	48.46 miles
	Cardiff International Airport	42.49 miles



# Area

## Transport (Local)



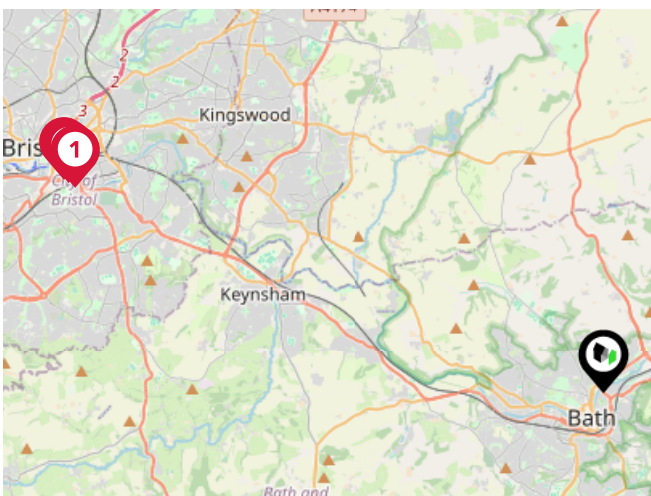
### Bus Stops/Stations

Pin	Name	Distance
1	Midsummer Blds	0.01 miles
2	New Tynings Terrace	0.09 miles
3	Claremont Road	0.12 miles
4	Claremont Road	0.12 miles
5	Marshfield Way	0.13 miles



### Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	5.76 miles



### Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	10.5 miles
2	Temple Bridge (Bristol) Ferry Landing	10.63 miles
3	St Philip's Bridge	10.75 miles





### Martin & Co Bath

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We are proud to have managed residential sales and property lets in the heart of Bath and the surrounding areas, since 2004.

As a UNESCO World Heritage site, the city of Bath attracts many visitors, who visit its Roman Baths and historic sites all year round. Its outstanding schools and significantly low crime rate make the city a much desired location.

Our Bath-born Director Brian Phillips is a Member of the Association of Residential Letting Agents (ARLA), and has excellent local knowledge and understanding of the latest property trends.

Our team at Martin & Co Bath is on hand to provide friendly, professional advice on sales, lettings or buy-to-let investments. A full management service is also available to all UK and overseas landlords. If you're looking for a property to buy, let or rent in Bath, please contact a member of our dedicated team who will be happy to help.



### Kate Armstrong Senior Lettings Negotiator

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Having worked in the property industry since 2016, I enjoy offering a personal tailored service to our clients to find them their dream home or their ideal tenants.

### Testimonial 1



I contacted Martin & Co to sell my house, and found them efficient, courteous and very knowledgeable about the state of the market locally and the wider situation in the economy. I liked the face to face approach and the feeling that you're more than just another sale.

### Testimonial 2



We had a move which was really time critical and Bebe was excellent in helping us get what we needed in a new home. She really made us feel like we were cared for as prospective tenants and she completely understood our difficult situation and pulled out all the stops to help us. We would definitely rent with these guys in the future and will be recommending them to anyone who asks us!

### Testimonial 3



Professional, very helpful and friendly staff.



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# Martin & Co Bath

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We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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UK Government

For helpful advice, see the full checklist for how to rent in the 'How to Rent' guide at the HM Government website:



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