

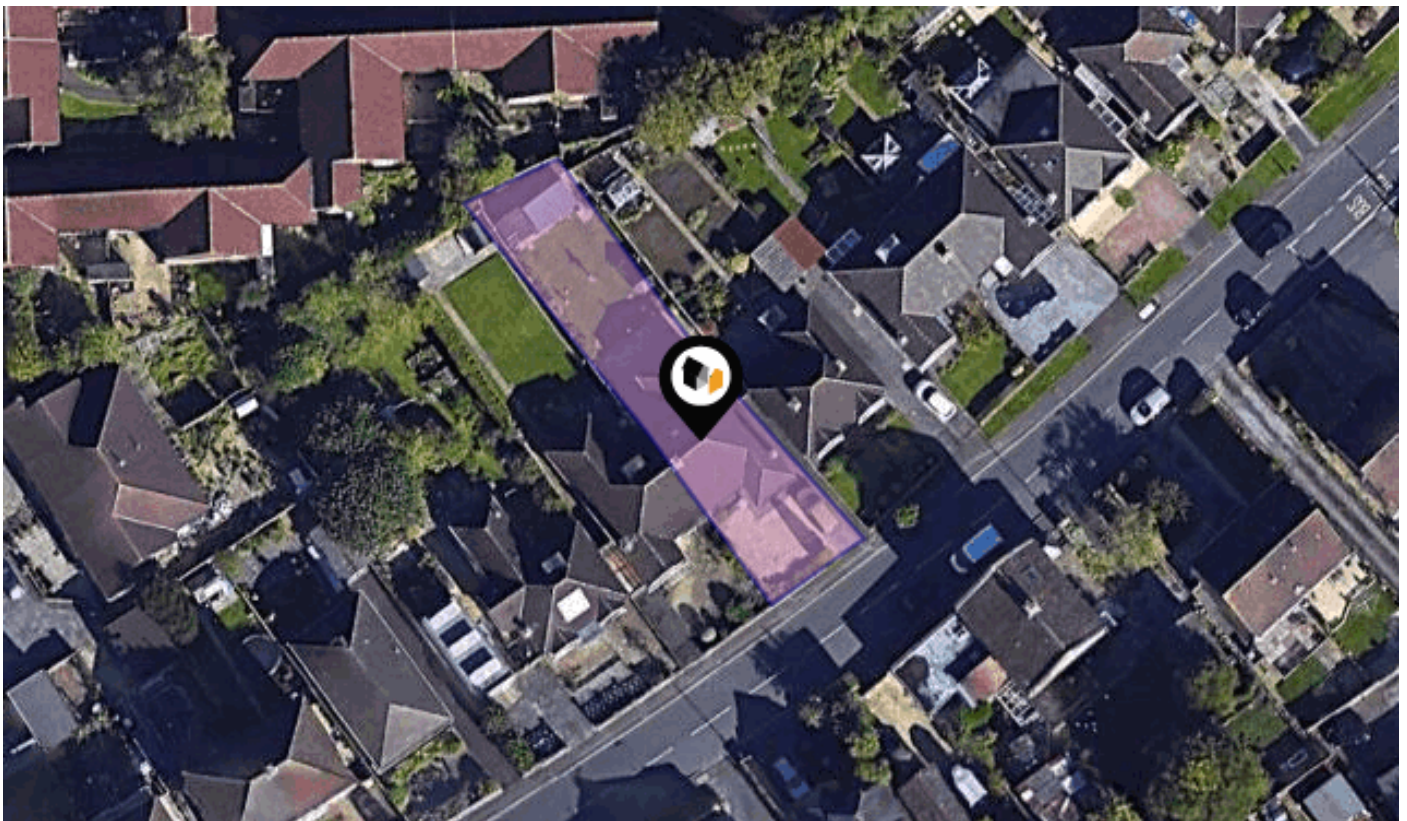


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 25th August 2023



THE HOLLOW, BATH, BA2

Asking Price : £400,000

Martin & Co Bath

1 Cleveland Terrace, Bath, BA1 5DF

01225 429999

david.minors@martinco.com

www.martinco.com/estate-agents-and-letting-agents/branch/bath

Introduction

Our Comments

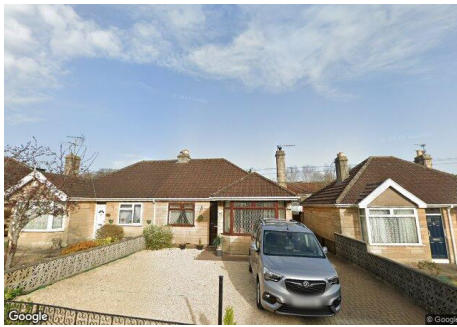


Martin & Co Bath are delighted to offer a rarely available semi-detached bungalow situated to the South West of Bath.

As you enter the property to the right hand side of the entrance hallway is the reception room and directly behind is the kitchen and the bathroom. To the left of the entrance hallway are 2 double bedrooms and at the rear of property is another sitting room which depending on your needs could be another bedroom.

To the rear of the property is the garden which has a secluded patio area with a lawn beyond, a shed and workshop. To the front is the driveway parking which provides a considerable amount of parking.

There are Local shops and bus stops to City Centre so take in what Bath has to offer with its High Street, restaurants, boutique shops and its amazing architecture. All viewings are strictly by appointment only through Martin & Co Bath.



Property

| | |
|-------------------------|---|
| Type: | Semi-Detached |
| Bedrooms: | 3 |
| Floor Area: | 895 ft ² / 83 m ² |
| Plot Area: | 0.09 acres |
| Year Built : | 1950-1966 |
| Council Tax : | Band D |
| Annual Estimate: | £1,950 |
| Title Number: | ST137462 |
| UPRN: | 10001133769 |

| | |
|------------------------------------|----------|
| Last Sold £/ft²: | £293 |
| Asking Price: | £400,000 |
| Tenure: | Freehold |

Local Area

| | |
|--|-------------------------------|
| Local Authority: | Bath And North East Somerset |
| Conservation Area: | No |
| Flood Risk: | |
| <ul style="list-style-type: none"> Rivers & Seas Surface Water | <p>Very Low</p> <p>Medium</p> |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

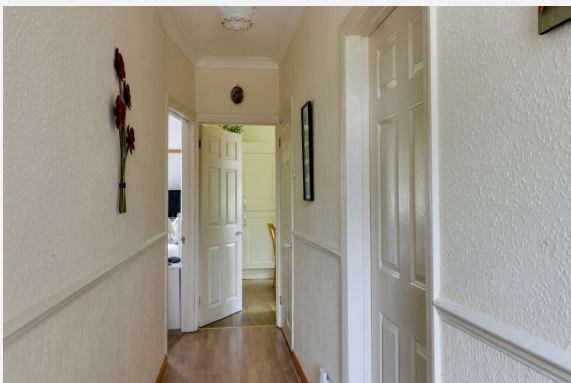
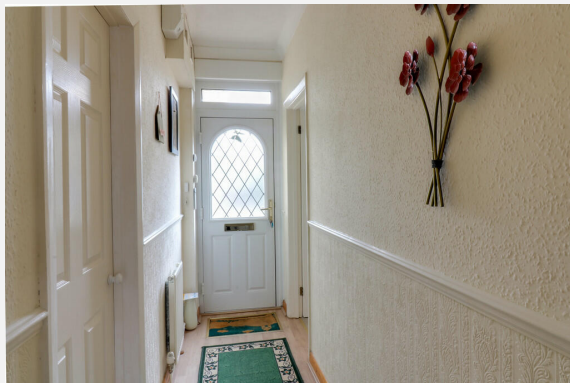
| | | |
|------------------|--------------------|---------------------|
| 4 mb/s | 140 mb/s | 1000 mb/s |
| | | |

Mobile Coverage: (based on calls indoors)

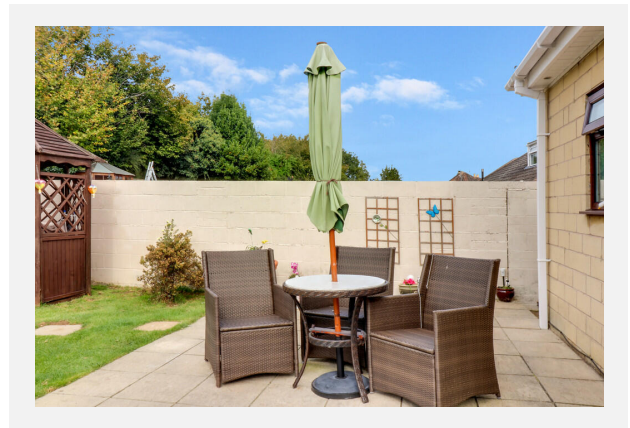


Satellite/Fibre TV Availability:









THE HOLLOW, BATH, BA2

Approximate Gross Internal Area
83 sq m / 895 sq ft

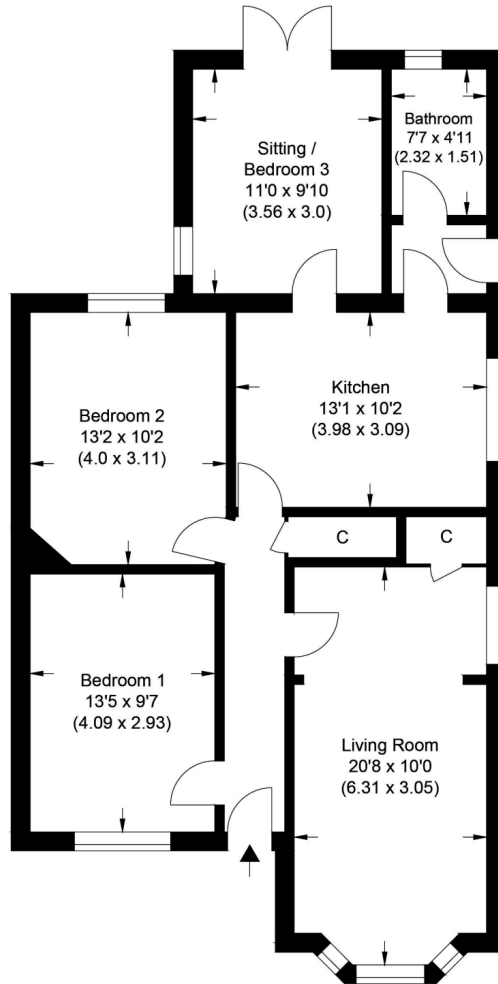


Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by www.myphotogenie.co.uk

SOUTHDOWN, BATH, BA2

Energy rating

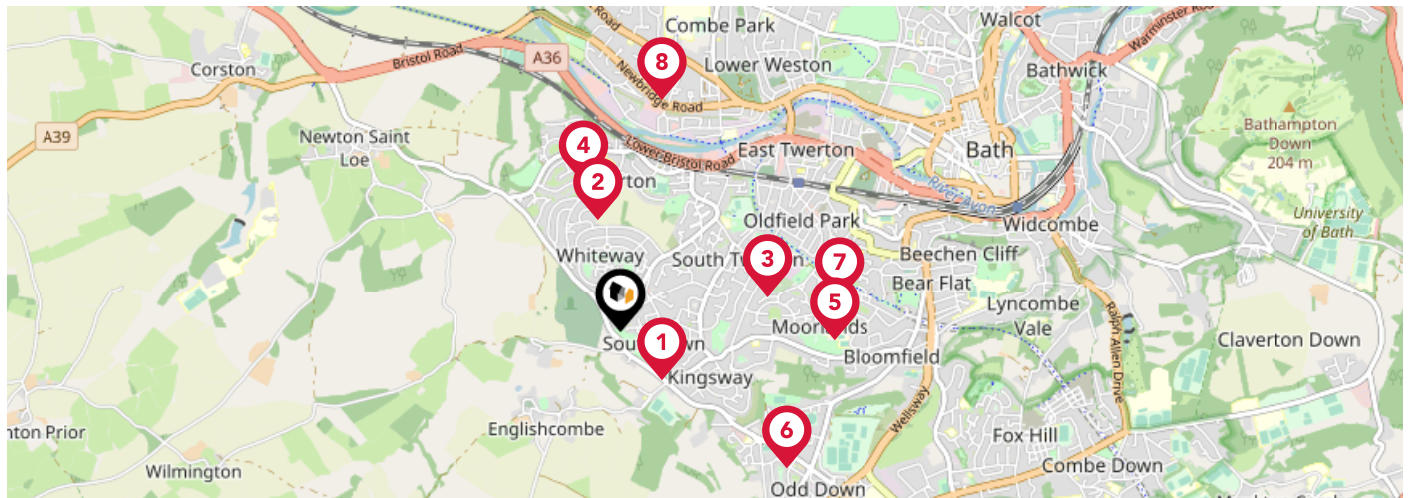
D

Valid until 06.10.2030

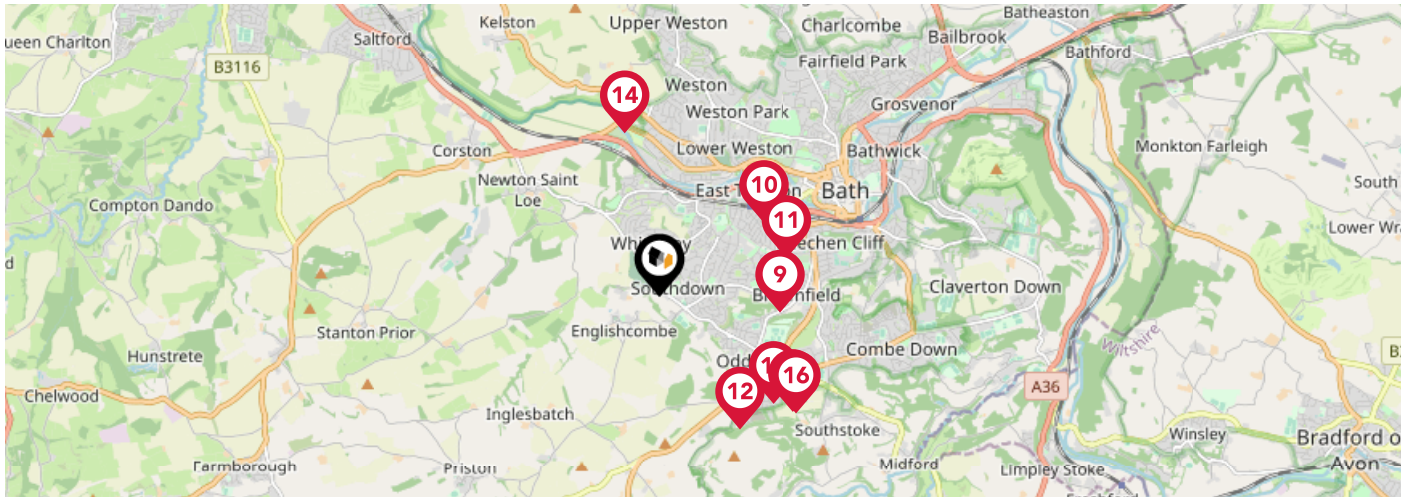
| Score | Energy rating | Current | Potential |
|-------|---------------|---|---|
| 92+ | A | | |
| 81-91 | B | | <div style="background-color: #006400; color: white; padding: 5px; display: inline-block;"> 82 B </div> |
| 69-80 | C | | |
| 55-68 | D | <div style="background-color: #ffff00; color: white; padding: 5px; display: inline-block;"> 61 D </div> | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Additional EPC Data

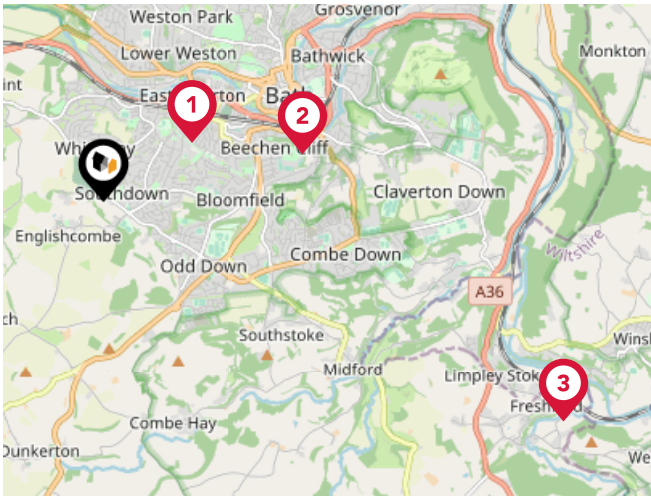
| | |
|-------------------------------------|--|
| Property Type: | Bungalow |
| Build Form: | Semi-Detached |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Off-peak 7 hour |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing, unknown install date |
| Previous Extension: | 1 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Cavity wall, as built, no insulation (assumed) |
| Walls Energy: | Poor |
| Roof: | Pitched, 270 mm loft insulation |
| Roof Energy: | Good |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Programmer, TRVs and bypass |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in 64% of fixed outlets |
| Floors: | Suspended, no insulation (assumed) |
| Total Floor Area: | 79 m ² |



| | | Nursery | Primary | Secondary | College | Private |
|--|---|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| | Roundhill Primary School Ofsted Rating: Inadequate Pupils: 320 Distance:0.3 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Twerton Infant School Ofsted Rating: Good Pupils: 182 Distance:0.53 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Oldfield Park Junior School Ofsted Rating: Good Pupils: 248 Distance:0.7 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | St Michaels Junior Church School Ofsted Rating: Good Pupils: 151 Distance:0.71 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Moorlands Infant School Ofsted Rating: Good Pupils: 169 Distance:0.99 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | St Philip's CofE Primary School Ofsted Rating: Good Pupils: 278 Distance:1 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | St John's Catholic Primary School Ofsted Rating: Good Pupils: 315 Distance:1.02 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Newbridge Primary School Ofsted Rating: Good Pupils: 402 Distance:1.09 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

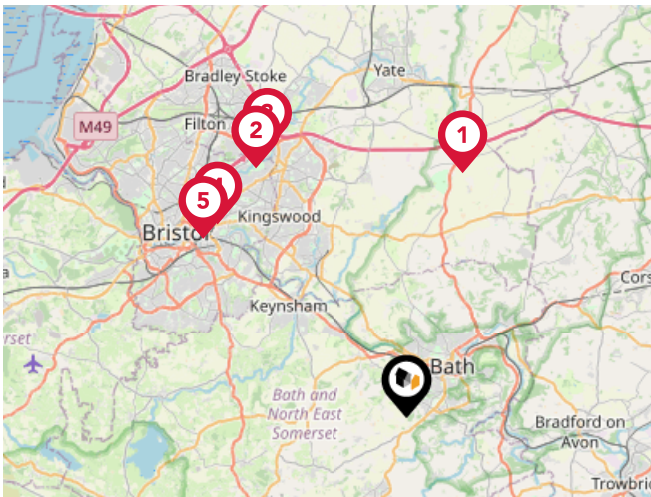


| | Nursery | Primary | Secondary | College | Private |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| Moorlands Junior School Ofsted Rating: Good Pupils: 224 Distance: 1.12 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Oldfield Park Infant School Ofsted Rating: Good Pupils: 179 Distance: 1.17 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Hayesfield Girls School Ofsted Rating: Good Pupils: 1385 Distance: 1.22 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Saint Gregory's Catholic College Ofsted Rating: Outstanding Pupils: 977 Distance: 1.43 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| St Martin's Garden Primary School Ofsted Rating: Requires Improvement Pupils: 197 Distance: 1.44 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Oldfield School Ofsted Rating: Good Pupils: 1249 Distance: 1.56 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Aspire Academy Ofsted Rating: Good Pupils: 59 Distance: 1.62 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Three Ways School Ofsted Rating: Good Pupils: 220 Distance: 1.64 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



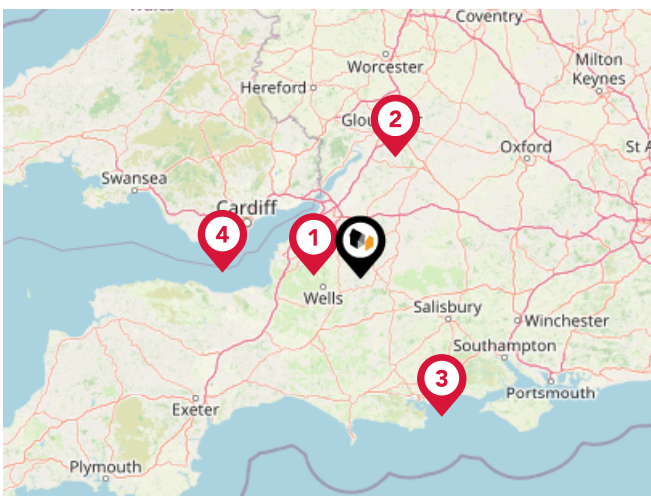
National Rail Stations

| Pin | Name | Distance |
|-----|----------------------------|------------|
| 1 | Oldfield Park Rail Station | 0.98 miles |
| 2 | Bath Spa Rail Station | 1.88 miles |
| 3 | Freshford Rail Station | 4.7 miles |



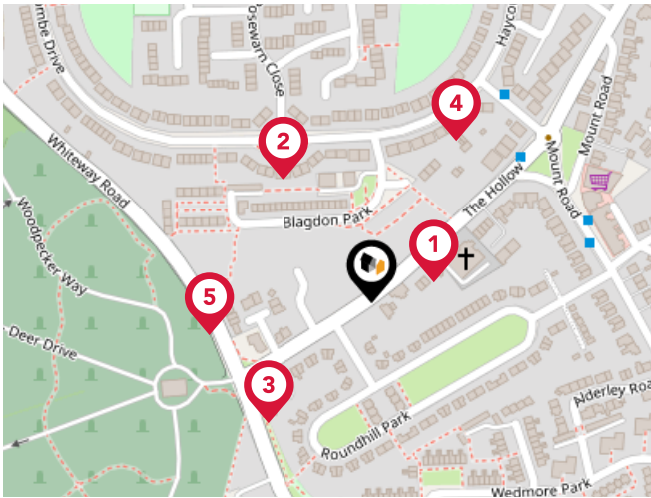
Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|--------|-------------|
| 1 | M4 J18 | 9.28 miles |
| 2 | M32 J1 | 10.76 miles |
| 3 | M4 J19 | 11.11 miles |
| 4 | M32 J2 | 9.99 miles |
| 5 | M32 J3 | 10.02 miles |



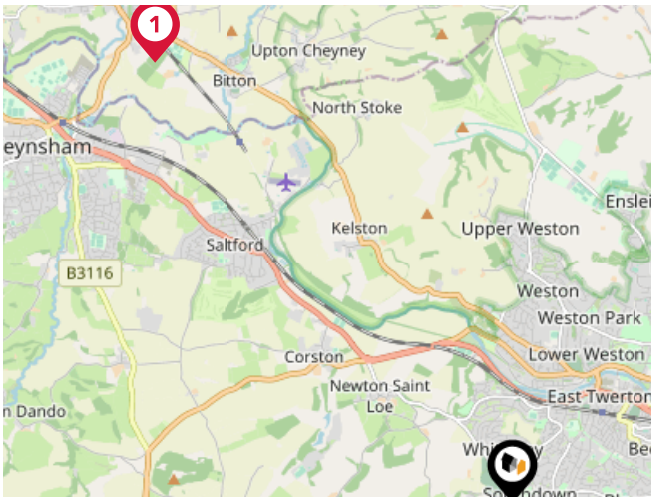
Airports/Helipads

| Pin | Name | Distance |
|-----|-----------------------------------|-------------|
| 1 | Bristol International Airport | 13.49 miles |
| 2 | Gloucestershire Airport | 37.54 miles |
| 3 | Bournemouth International Airport | 47.9 miles |
| 4 | Cardiff International Airport | 40.6 miles |



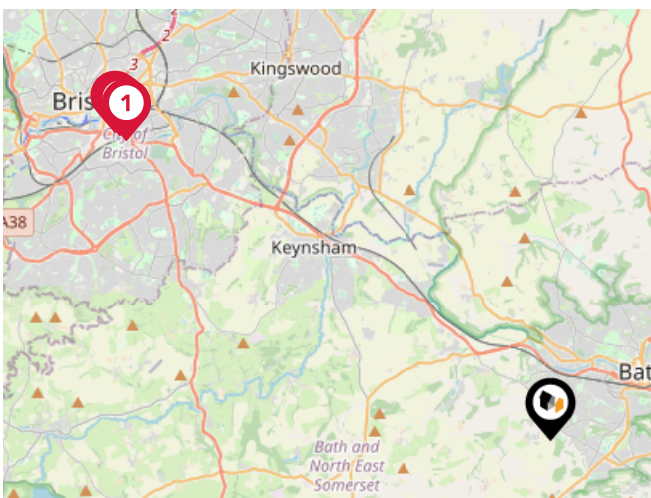
Bus Stops/Stations

| Pin | Name | Distance |
|-----|-------------------|------------|
| 1 | Methodist Church | 0.04 miles |
| 2 | Rosewarn Close | 0.09 miles |
| 3 | Haycombe Cemetery | 0.09 miles |
| 4 | Haycombe Drive | 0.11 miles |
| 5 | Haycombe Cemetery | 0.1 miles |



Local Connections

| Pin | Name | Distance |
|-----|------------------------------|------------|
| 1 | Bitton (Avon Valley Railway) | 5.26 miles |



Ferry Terminals

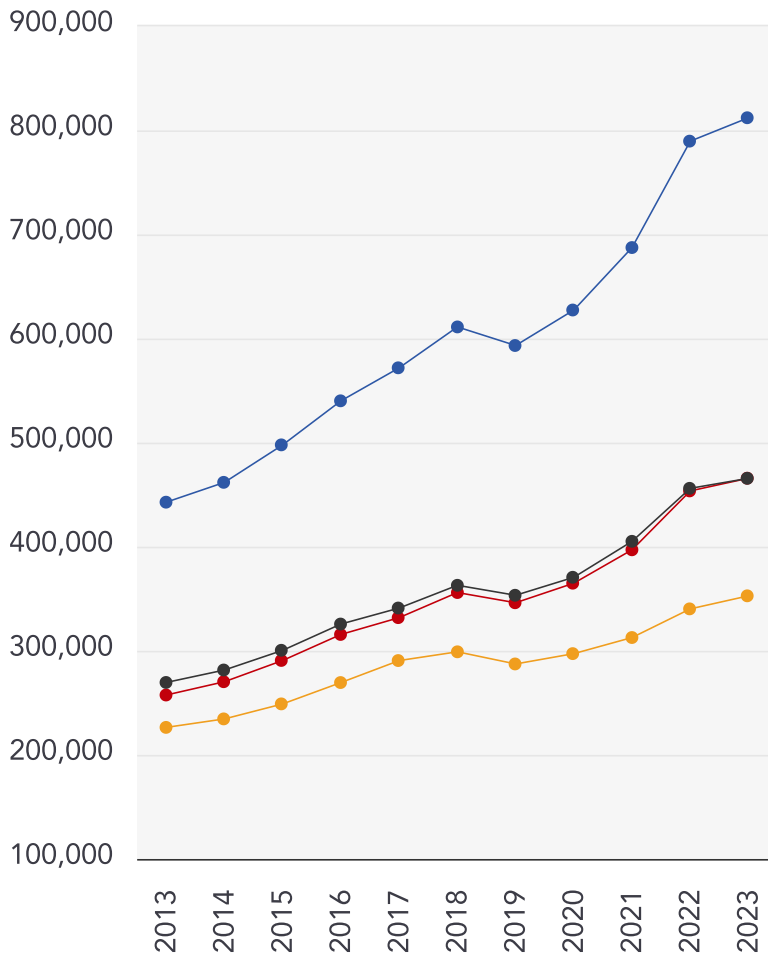
| Pin | Name | Distance |
|-----|---------------------------------------|------------|
| 1 | Temple Meads Station Ferry Landing | 9.62 miles |
| 2 | Temple Bridge (Bristol) Ferry Landing | 9.75 miles |
| 3 | St Philip's Bridge | 9.87 miles |

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in BA2



Detached

+83.41%

Terraced

+72.74%

Semi-Detached

+80.89%

Flat

+55.82%



Martin & Co Bath

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.

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.



/martincouk



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Martin & Co Bath

Data Quality

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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