

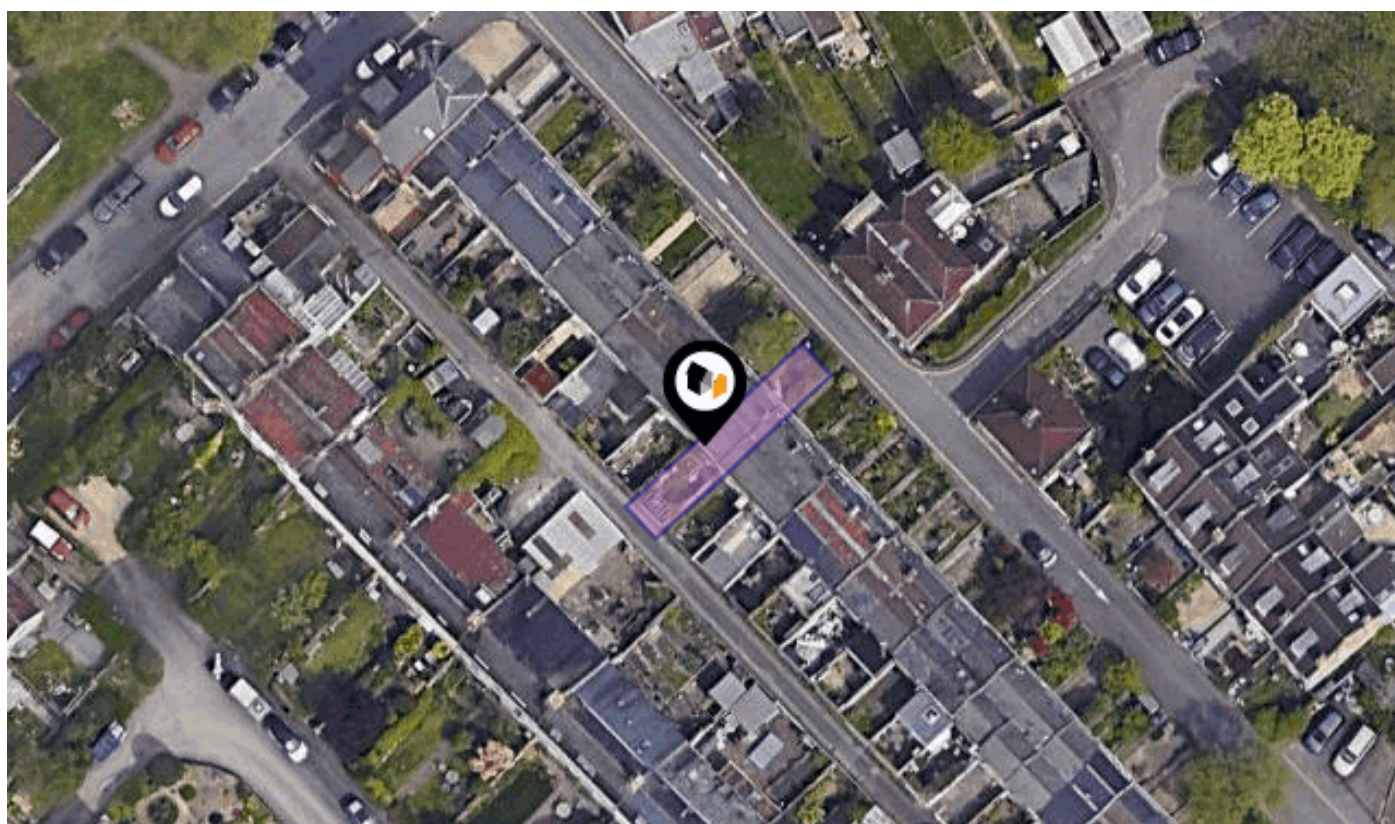


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 02<sup>nd</sup> April 2025**



## DAFFORD STREET, BATH, BA1

**Asking Price :** £330,000

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



Martin & Co Bath are offering for sale this very unusual Grade II listed 1 bedroom house.

Located in the sought after Larkhall area of Bath Dafford Street was built around 1835. These properties have many tales to tell as local history suggests that these homes were built for local miners and house keepers / staff who used to work for the Georgian estates of Beaufort and Grosvenor.

This property was purchased from Bath City Council in 2004 with Title Absolute so the current owner owns the freehold and the original lease of 1000 years which dates back to when the property was built. Dafford Street is a lovely little street just beyond Larkhall Square within easy reach of Larkhall Village. Larkhall is a popular village known for its vibrant community, array of independent shops, excellent local schools, Alice Park and St Saviours Church.

The property is within walking distance of the City Centre and there are local bus stops on the London Road with routes into Bath and the surrounding villages and access to the M4 Junction 18.

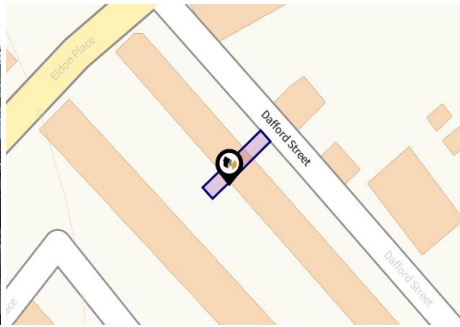
As you enter the property from the entrance hallway to the left is the kitchen. The kitchen comprises of a window over looking the front garden, a sink unit and wall and base units providing storage. There are laminated work top surfaces and there is space for a cooker with gas and electric points and an over head extractor fan. There is space for an upright fridge freezer and part tiled walls.

The sitting room is to the rear of the property and has direct access out to the garden through a stable door and a rear aspect double glazed window. There is a radiator, TV Point and wooden flooring. Upstairs on the landing there is a storage cupboard housing the boiler for central heating and hot water.

There is the double bedroom with a rear aspect double glazed window, exposed floor boards, a radiator and access to a loft space. Also on this floor there is a family bathroom which has an enclosed panelled bath with a shower attachment, vanity sink unit and a low level WC, radiator, a recently re glazed frosted window and exposed floor boards.

To the rear of the property, there is a garden which is fully enclosed with wooden fencing along with a small paved patio, garden shed and steps leading to a gate allowing personal rear access. Parking in the road is on a first come first served basis.




All viewings are by appointment only through Martin & Co Bath Residential Sales.

















## Property

Type:	Terraced	Asking Price:	£330,000
Bedrooms:	1	Tenure:	Freehold
Floor Area:	484 ft <sup>2</sup> / 44 m <sup>2</sup>		
Plot Area:	0.02 acres		
Year Built :	1835		
Council Tax :	Band C		
Annual Estimate:	£2,014		
Title Number:	ST225722		

## Local Area

Local Authority:	Bath and north east somerset	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	Bath			
Flood Risk:				
• Rivers & Seas	Very low	7 mb/s	251 mb/s	- mb/s
• Surface Water	Very low			

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









## DAFFORD STREET, BATH, BA1

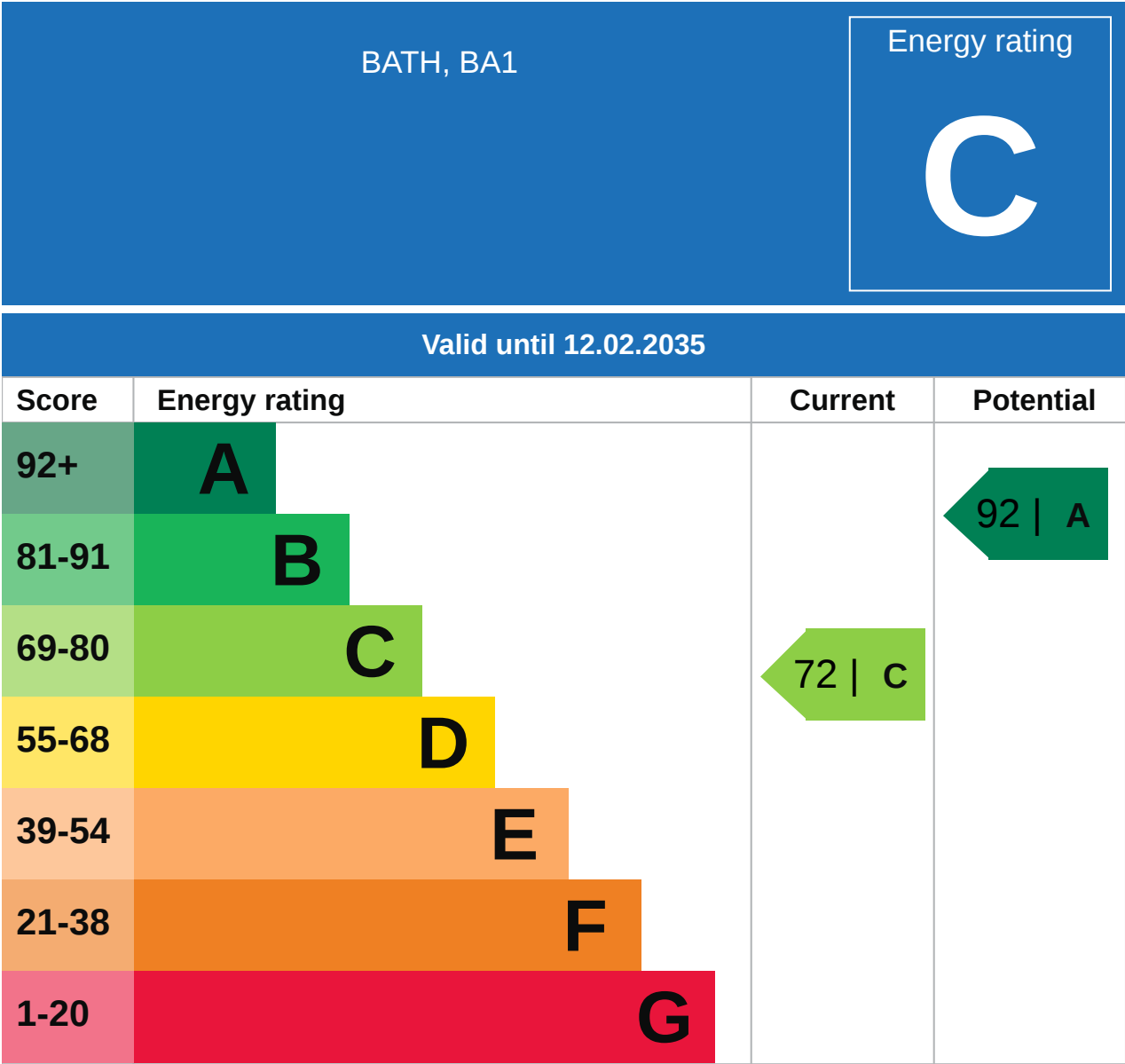
Dafford Street, Larkhall, Bath BA1 6SW  
Gross Internal Area (Approx.)  
45 sq m / 484 sq ft



© Capture Property Marketing 2025. Drawn to RICS guidelines. Not drawn to scale.  
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.  
All measurements and areas are approximate and should not be relied on as a statement of fact.

**Capture.**





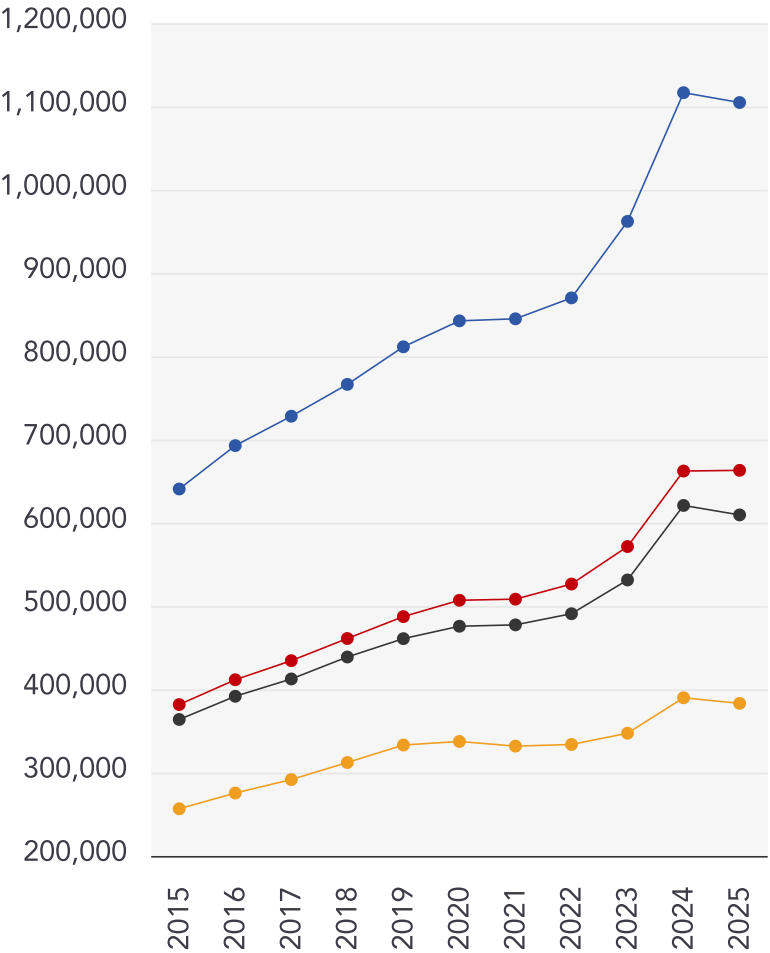
## Additional EPC Data

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<b>Property Type:</b>	Mid-terrace house
<b>Walls:</b>	Sandstone or limestone, 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>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	46 m <sup>2</sup>



10 Year History of Average House Prices by Property Type in BA1



Detached

**+72.44%**

Semi-Detached

**+73.65%**

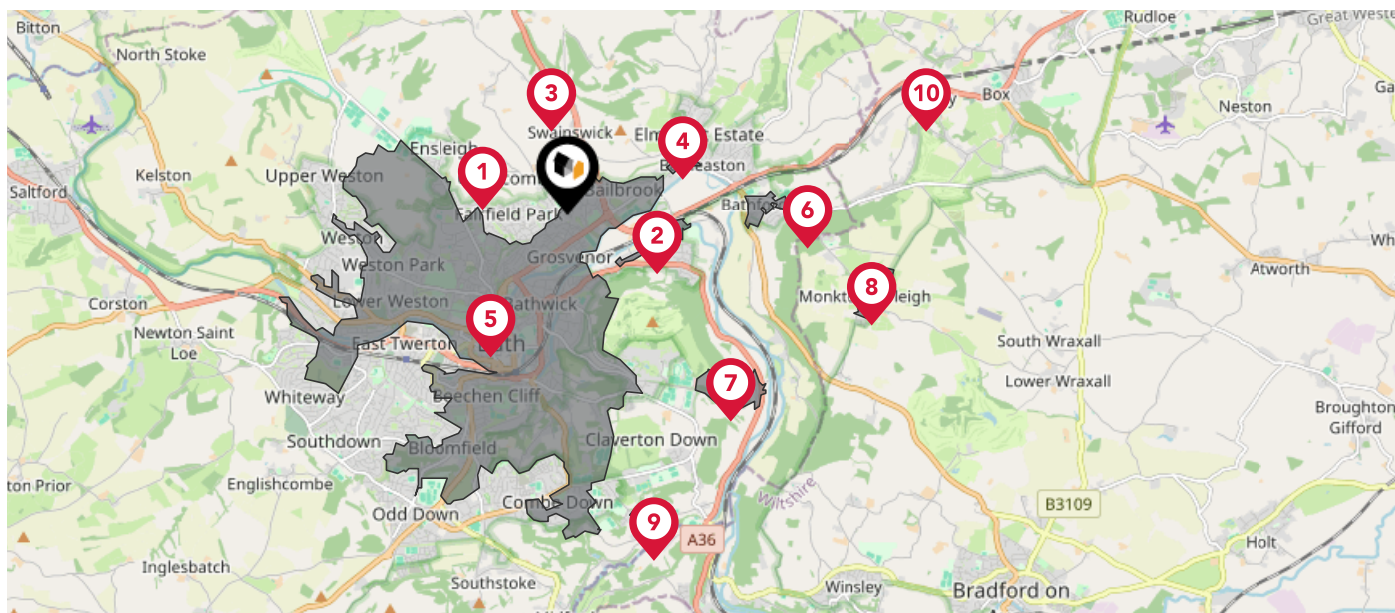
Terraced

**+67.5%**

Flat

**+49.31%**

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

1

Charlcombe

2

Bathampton

3

Upper Swainswick

4

Batheaston

5

Bath

6

Bathford

7

Claverton

8

Monkton Farleigh

9

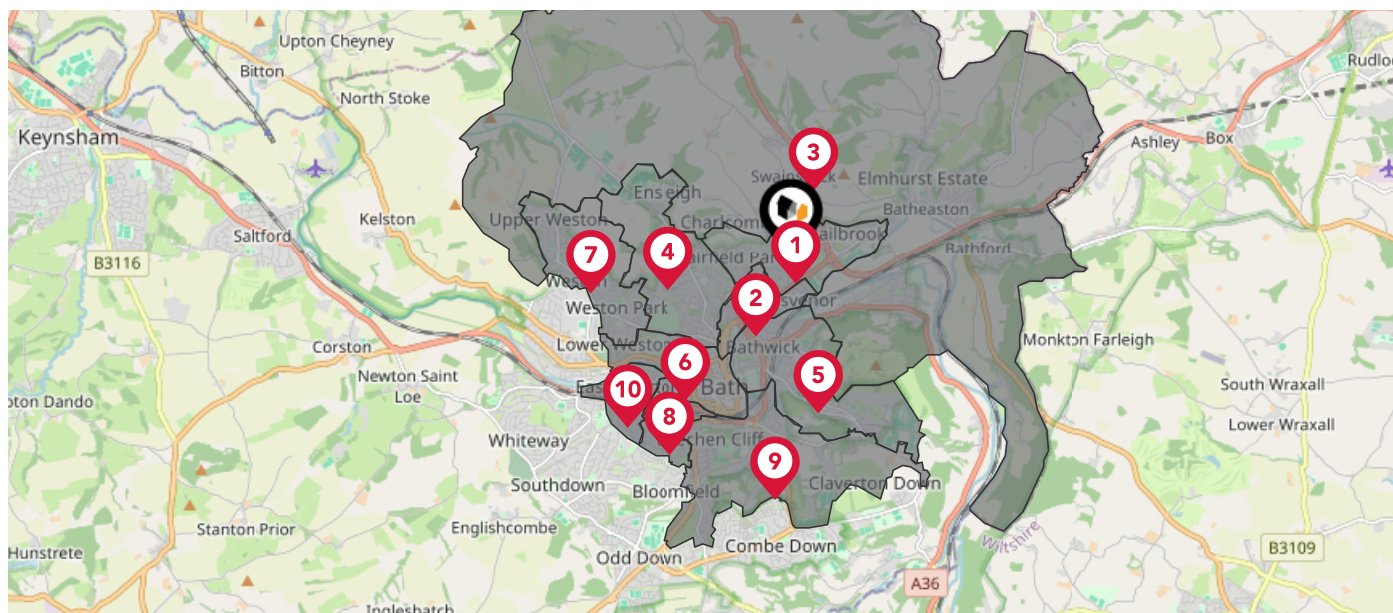
Monkton Combe

10

Ashley



The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

1

Lambridge Ward

2

Walcot Ward

3

Bathavon North Ward

4

Lansdown Ward

5

Bathwick Ward

6

Kingsmead Ward

7

Weston Ward

8

Oldfield Park Ward

9

Widcombe & Lyncombe Ward

10

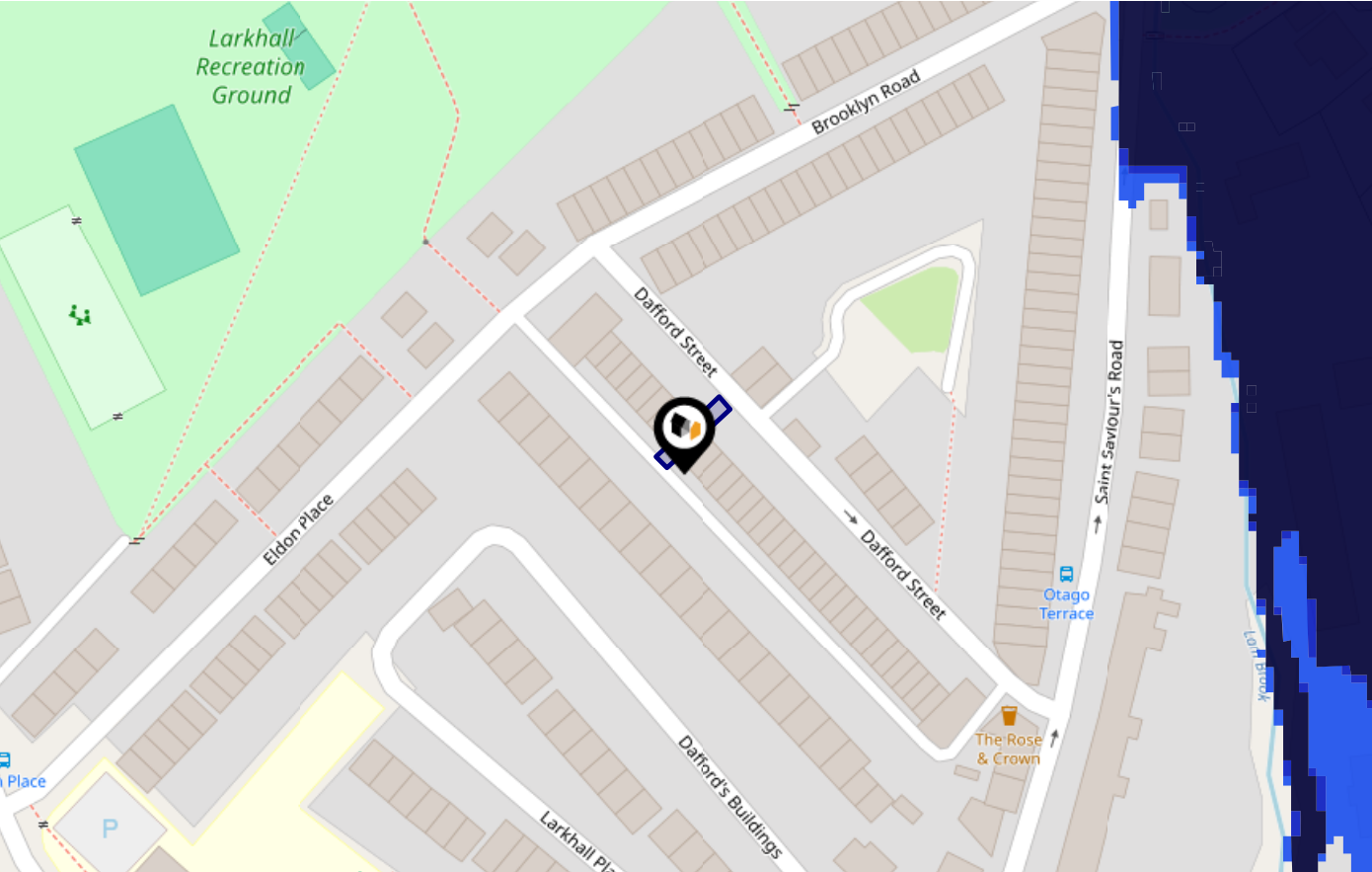
Westmoreland Ward

# Flood Risk

## Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

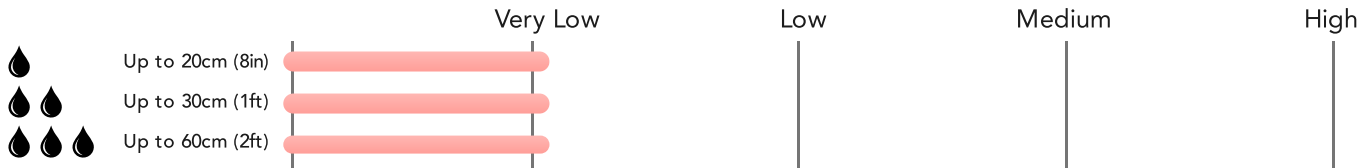


**Risk Rating:** Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

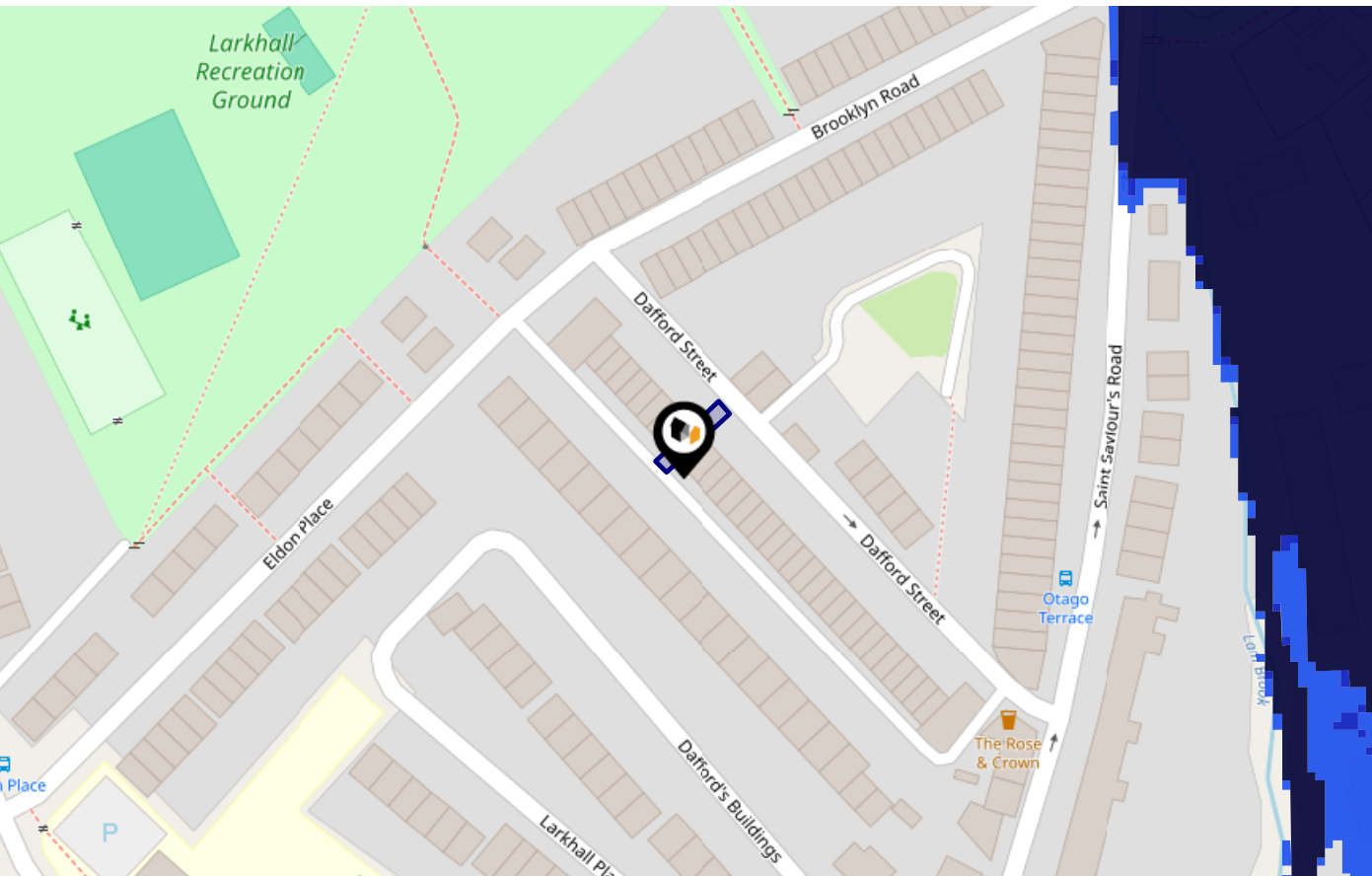
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:





This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

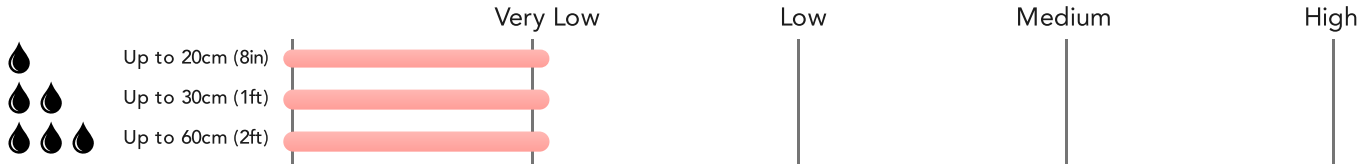


**Risk Rating:** Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:

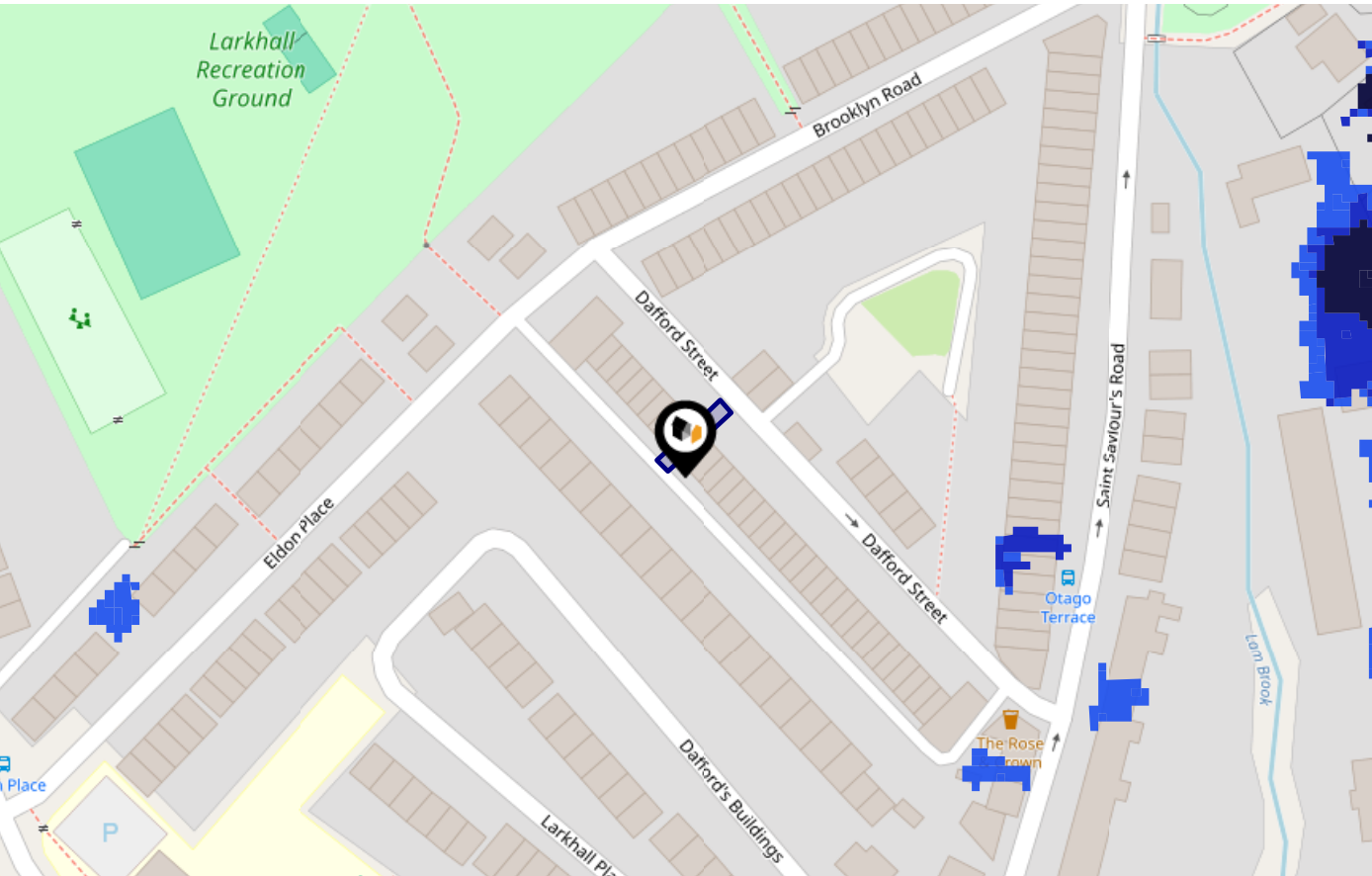


# Flood Risk

## Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

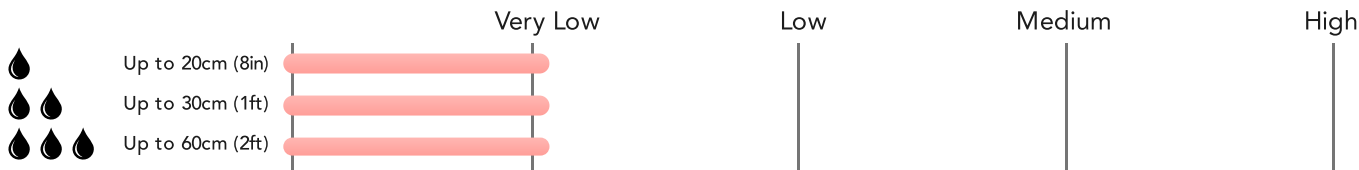


**Risk Rating:** Very low

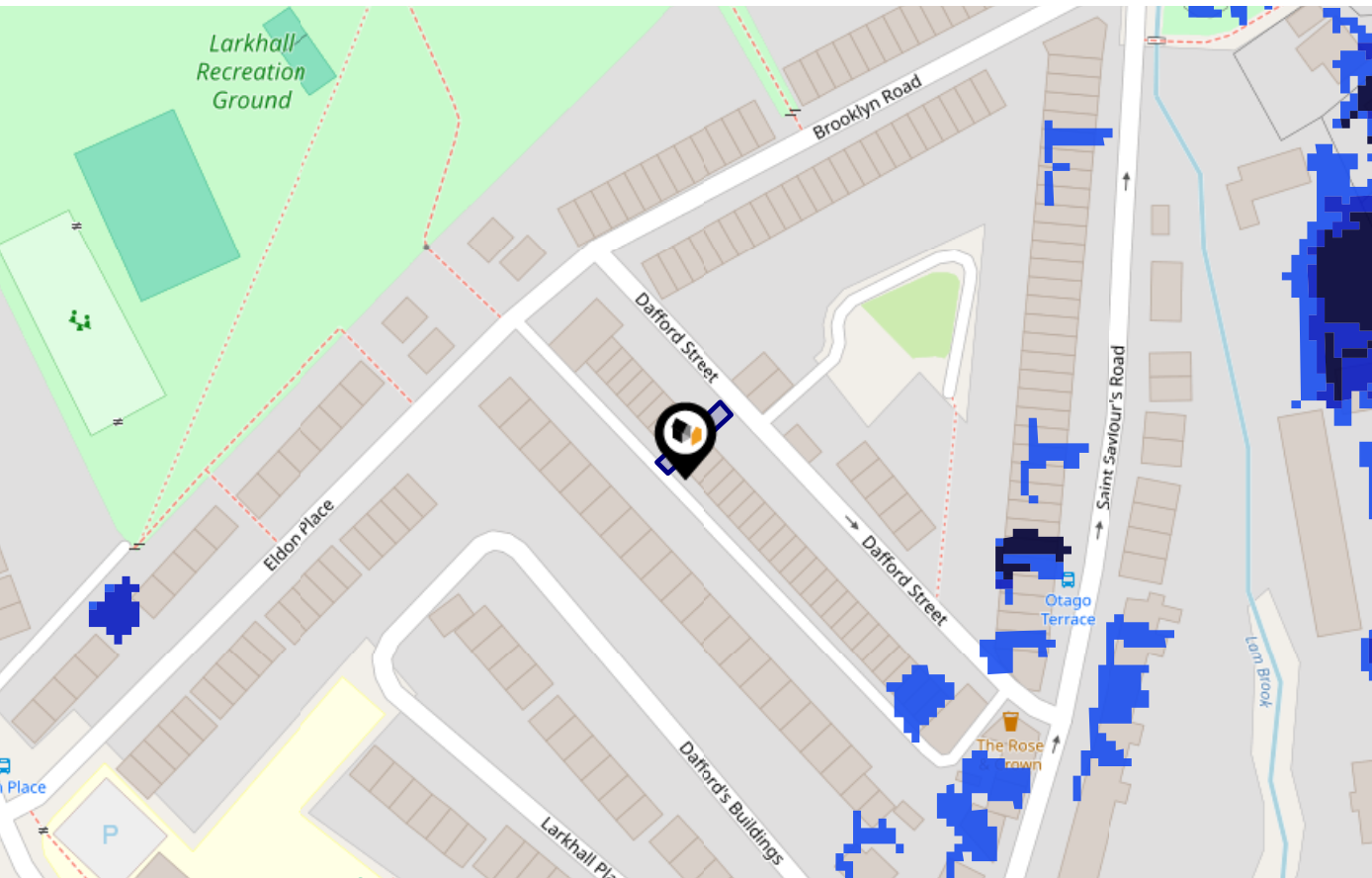
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

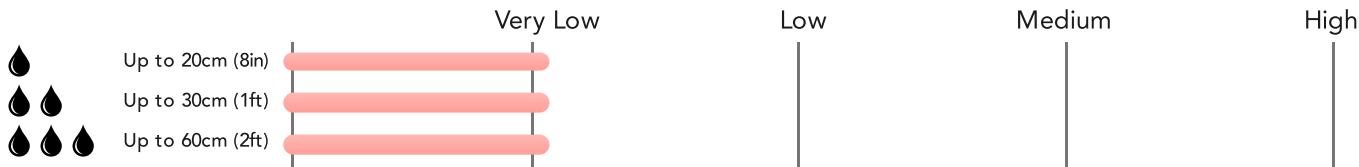


Risk Rating: Very low

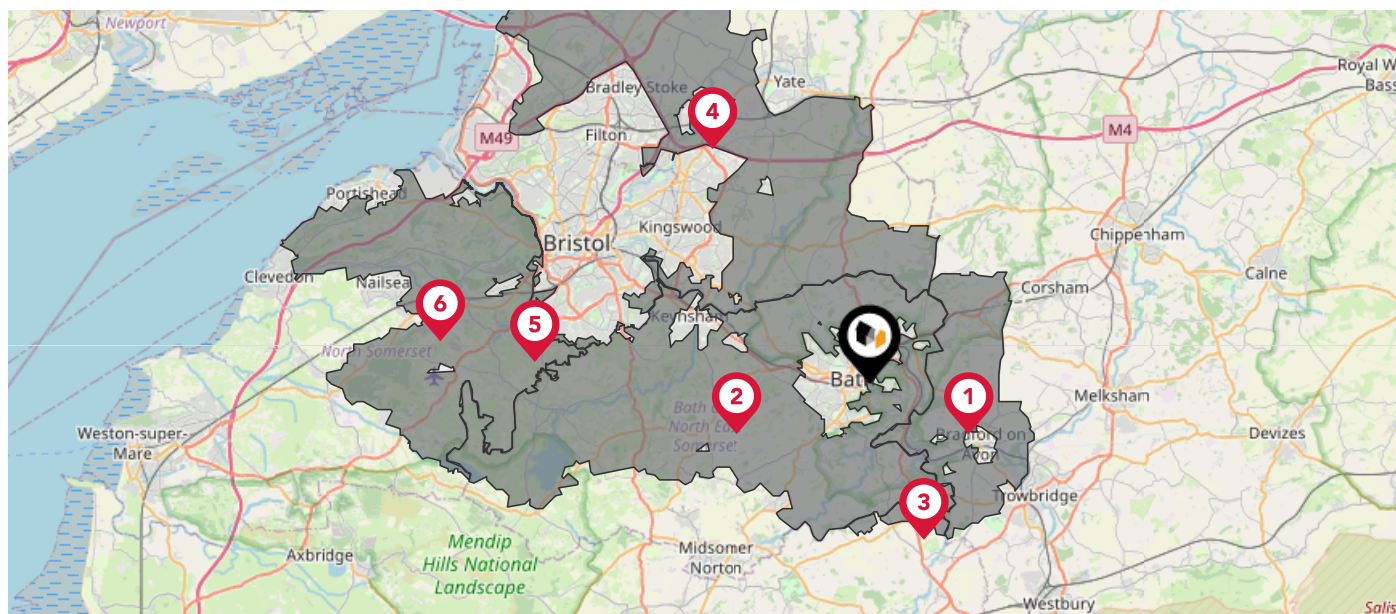
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:



This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land



Bath and Bristol Green Belt - Wiltshire



Bath and Bristol Green Belt - Bath and North East Somerset



Bath and Bristol Green Belt - Mendip



Bath and Bristol Green Belt - South Gloucestershire



Bath and Bristol Green Belt - Bristol, City of



Bath and Bristol Green Belt - North Somerset

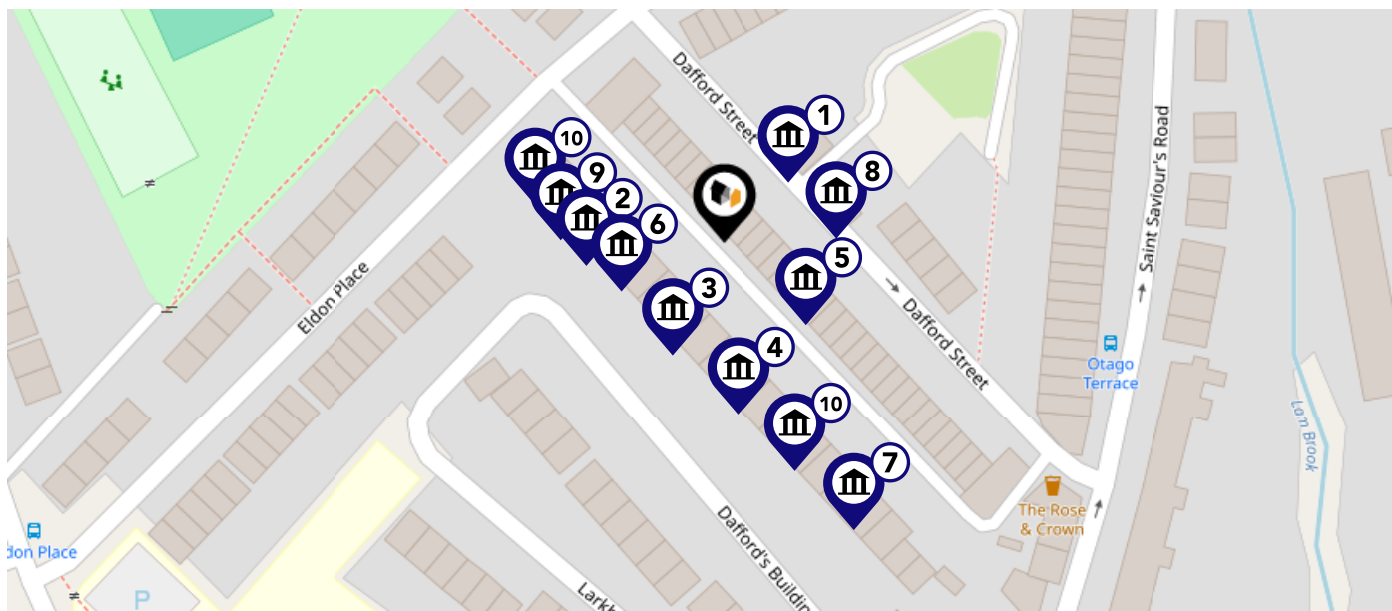













# Maps

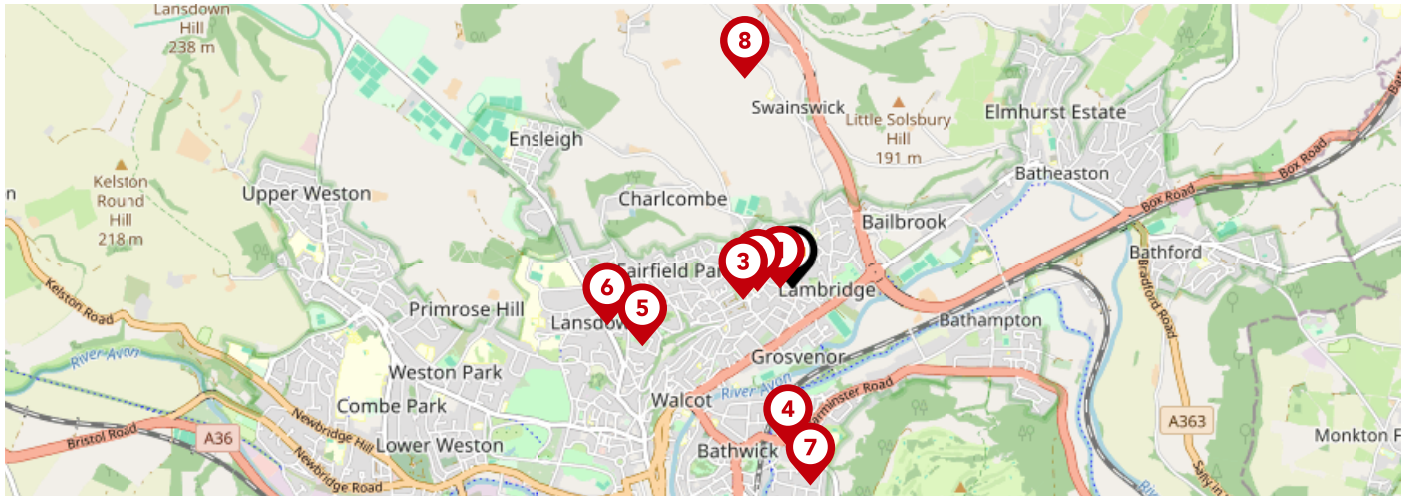
## Listed Buildings



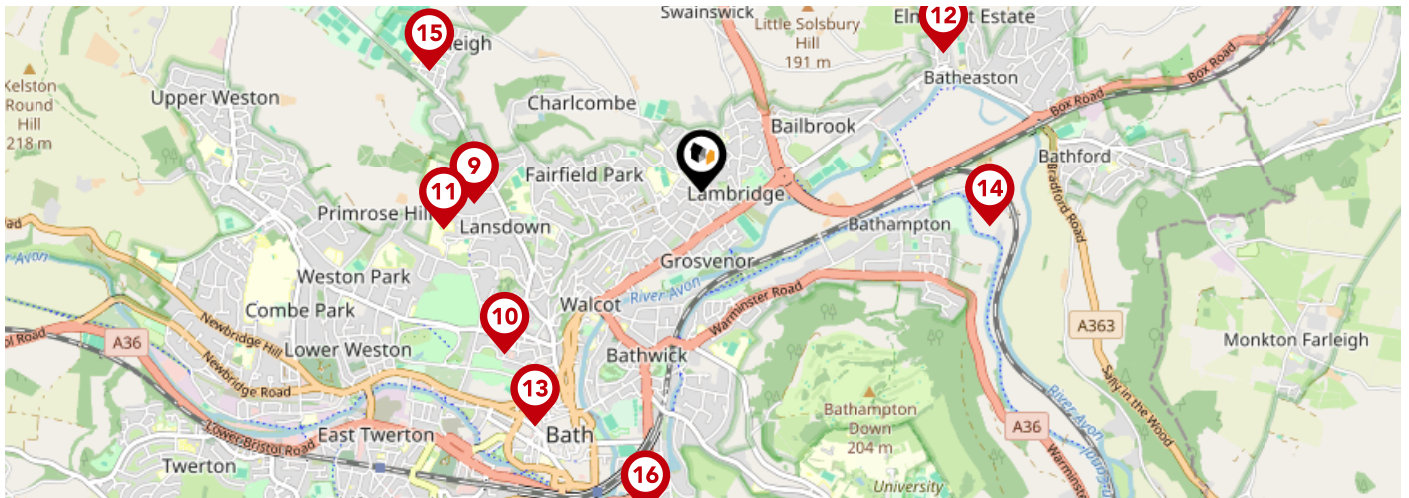
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1395035 - 40 And 41, Dafford Street	Grade II	0.0 miles
	1395048 - 13, Dafford's Buildings	Grade II	0.0 miles
	1395044 - 8, 9 And 10, Dafford's Buildings	Grade II	0.0 miles
	1395042 - 6 And 7, Dafford's Buildings	Grade II	0.0 miles
	1395032 - 3-34, Dafford Street	Grade II	0.0 miles
	1395046 - 11 And 12, Dafford's Buildings	Grade II	0.0 miles
	1395038 - 1, Dafford's Buildings	Grade II	0.0 miles
	1395034 - Mandds' Villa	Grade II	0.0 miles
	1395050 - 14, Dafford's Buildings	Grade II	0.0 miles
	1395051 - 15 And 16, Dafford's Buildings	Grade II	0.0 miles
	1395041 - 2-5, Dafford's Buildings	Grade II	0.0 miles



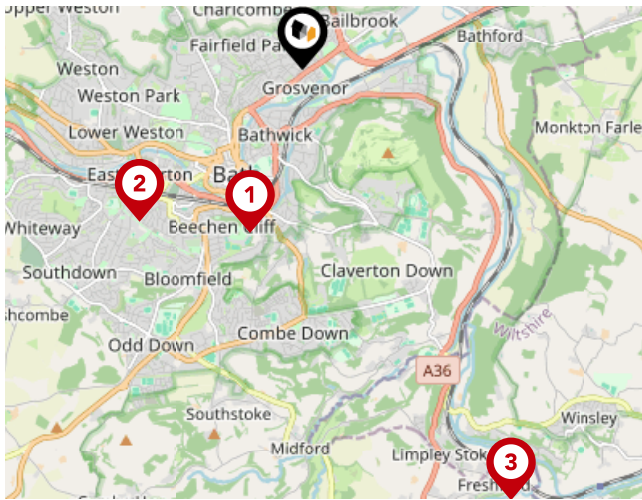
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Saviours Junior Church School</b> Ofsted Rating: Good   Pupils: 168   Distance:0.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Saviours Infant Church School</b> Ofsted Rating: Good   Pupils: 148   Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Mark's CofE School</b> Ofsted Rating: Good   Pupils: 235   Distance:0.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Bathwick St Mary Church School</b> Ofsted Rating: Good   Pupils: 220   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Stephens Church School</b> Ofsted Rating: Good   Pupils: 348   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Royal High School GDST</b> Ofsted Rating: Not Rated   Pupils: 579   Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>King Edward's School</b> Ofsted Rating: Not Rated   Pupils: 1185   Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Swainswick Church School</b> Ofsted Rating: Good   Pupils: 76   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Kingswood School</b> Ofsted Rating: Not Rated   Pupils: 895   Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Andrew's Church School</b> Ofsted Rating: Good   Pupils: 232   Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingswood Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 474   Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Batheaston Church School</b> Ofsted Rating: Good   Pupils: 190   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bath Academy</b> Ofsted Rating: Not Rated   Pupils: 105   Distance:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bathampton Primary School</b> Ofsted Rating: Good   Pupils: 180   Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Abbot Alphege Academy</b> Ofsted Rating: Requires improvement   Pupils: 40   Distance:1.38	<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: 240   Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

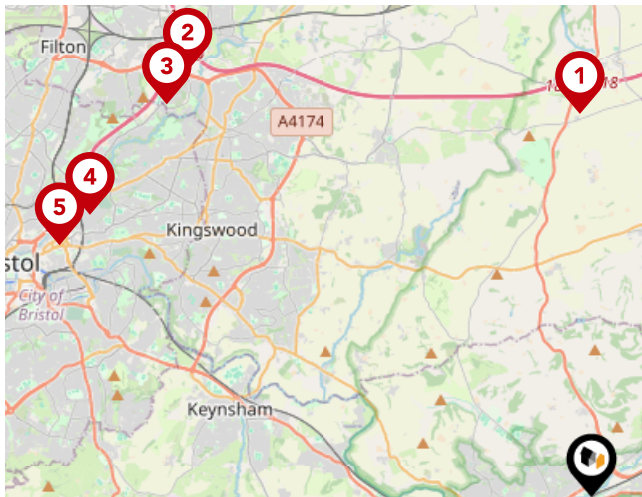
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
	Bath Spa Rail Station	1.6 miles
	Oldfield Park Rail Station	2.07 miles
	Freshford Rail Station	4.43 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M4 J18	7.08 miles
	M4 J19	10.85 miles
	M32 J1	10.69 miles
	M32 J2	10.63 miles
	M32 J3	10.88 miles



### Airports/Helipads

Pin	Name	Distance
	Bristol Airport	15.79 miles
	Felton	15.79 miles
	Staverton	35.13 miles
	Cardiff Airport	42.87 miles



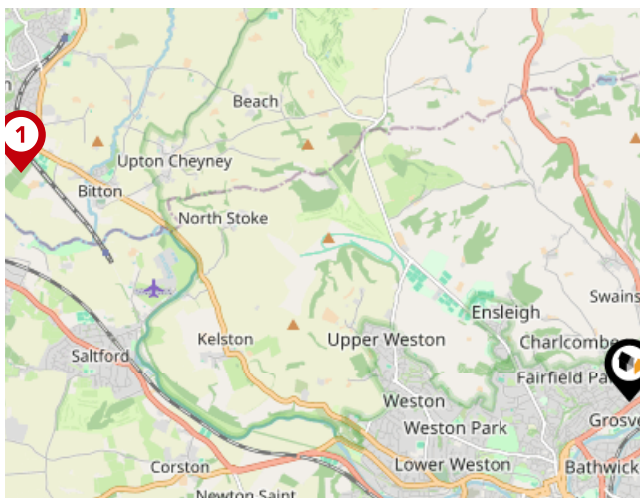
# Area

## Transport (Local)



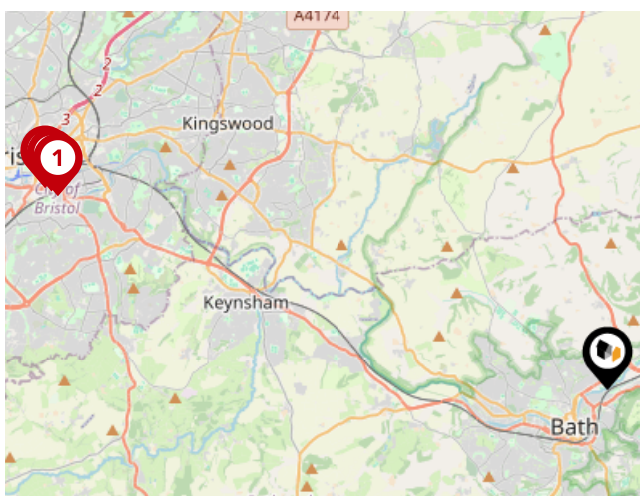
### Bus Stops/Stations

Pin	Name	Distance
1	Otago Terrace	0.06 miles
2	Larkhall Buildings	0.13 miles
3	Linen Walk	0.13 miles
4	Eldon Place	0.11 miles
5	Valley View Road	0.16 miles



### Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	6.02 miles



### Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	10.78 miles
2	Temple Bridge (Bristol) Ferry Landing	10.91 miles
3	St Philip's Bridge	11.04 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.

### Testimonial 1



David Minors was our estate agent for the sale of our property in Bath and from start to finish he was incredible! So professional, friendly and went above and beyond in every way he could! Communication was impeccable and he made the whole process a lot smoother. Thank you David, we are so grateful for your service and help. Definitely would recommend Martin & Co to anyone who is looking to sell or buy.

### Testimonial 2



Brilliant service, always responsive, David was supportive between ourselves buying and the sellers, this was not an easy process but he kept us all informed and worked with our Solicitor as well. Good communication.

### Testimonial 3



Exceptional.

David Minor's has just sold two houses for me and it was a pleasure to deal with him and his team. One buyer pulled out at the last minute, but within two or three days David found a new buyer happy to pay the asking price. Everything went smoothly and I was kept well informed every step of the way. My solicitor said what a privilege it was to deal with an efficient firm. Over many years, they are certainly the best agents I have used.



/martincouk



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## Important - Please Read

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These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Martin & Co Bath or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Martin & Co Bath and therefore no warranties can be given as to their good working order.

# 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.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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

