

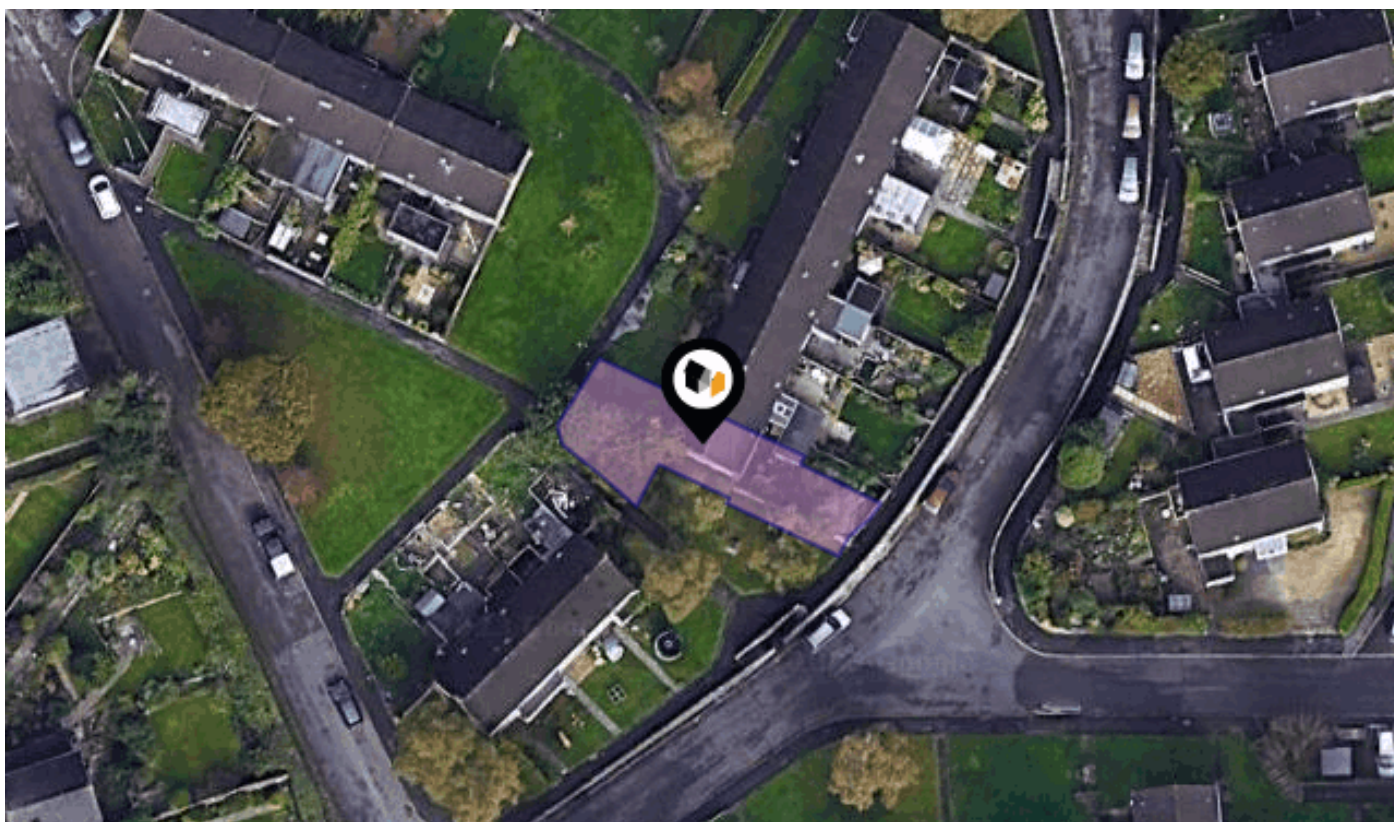


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 28<sup>th</sup> September 2023



## WHITEWELLS ROAD, BATH, BA1

Guide Price : £210,000

### Martin & Co Bath

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FREEHOLD / NO ONWARD CHAIN.

Situated in the desirable location of Larkhall, this two-bedroom property is perfect for someone wanting to put their own personality on this family home which is in need of some modernisation.

As you enter the property into the entrance hallway, to the right hand side is the main living space which has French Doors leading out to the rear garden. The kitchen is located directly off the entrance hallway at the rear with plenty of space for wall and base cupboards and there is further access to the garden. Upstairs you will find two double bedrooms and a family bathroom.

Externally, the property benefits from a good-sized garden with decked seating area, there is also a small storage shed. Parking is available on street on a first come first served basis.

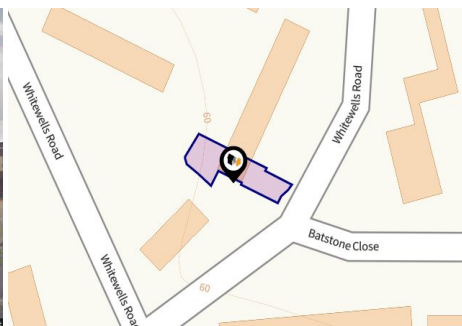
This end of terrace house is being offered to the market by Modern Method of Auction please see Auction notes below.

**Auctioneer Comments** This property is offered through Modern Method of Auction. Should you view, offer, or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability, and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc. VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



## Property

Type:	Terraced
Bedrooms:	2
Floor Area:	731 ft <sup>2</sup> / 68 m <sup>2</sup>
Plot Area:	0.05 acres
Council Tax :	Band B
Annual Estimate:	£1,516
Title Number:	ST161170
UPRN:	100120031940

Guide Price:	£210,000
Tenure:	Freehold

## Local Area

Local Authority:	Bath And North East Somerset
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>22</b> mb/s	<b>-</b> mb/s

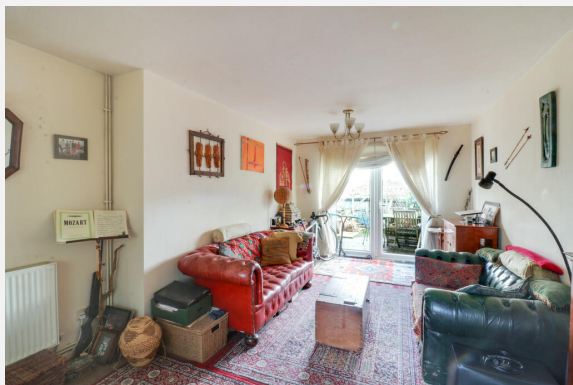
### Mobile Coverage: (based on calls indoors)



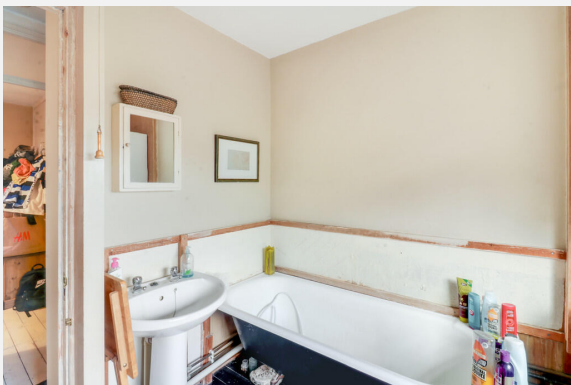
### Satellite/Fibre TV Availability:





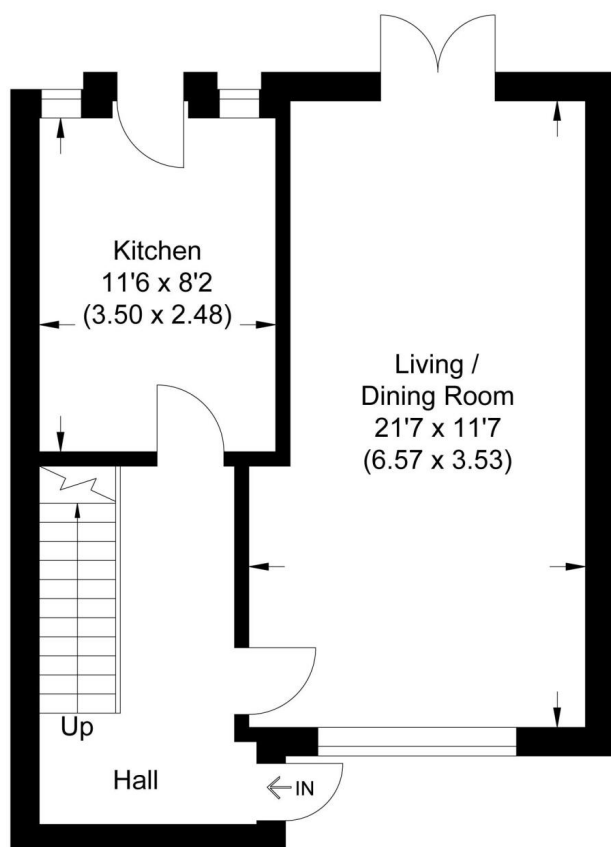




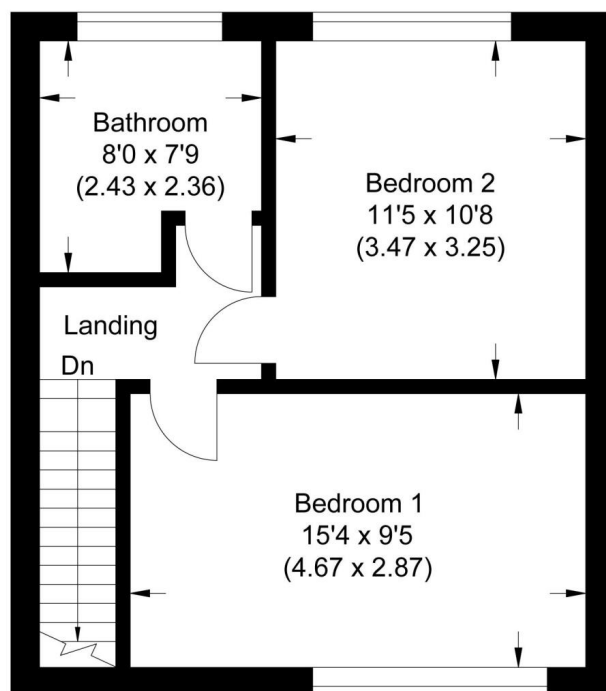


## WHITEWELLS ROAD, BATH, BA1

Approximate Gross Internal Area  
77.25 sq m / 831.51 sq ft

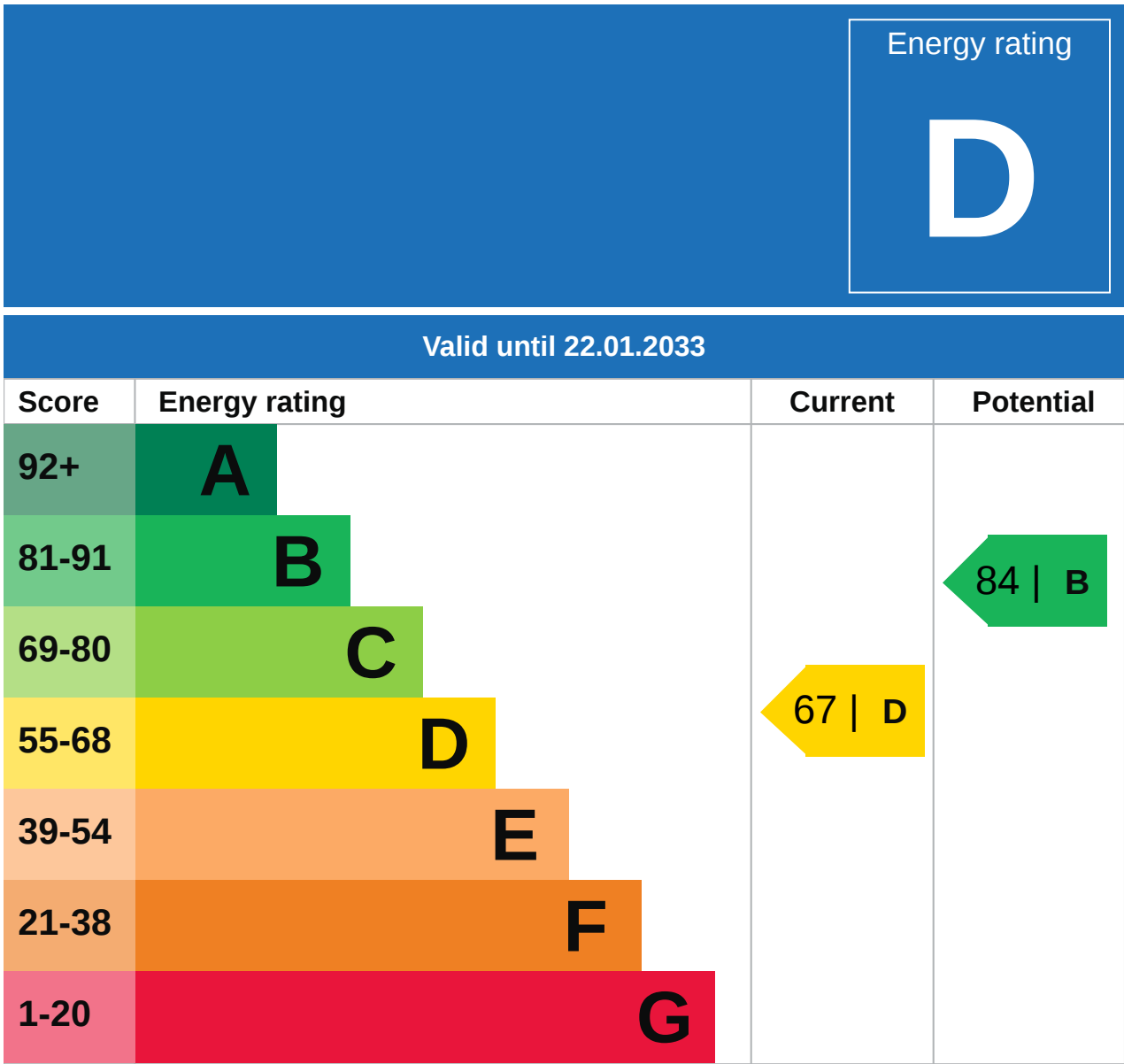


Ground Floor



First Floor

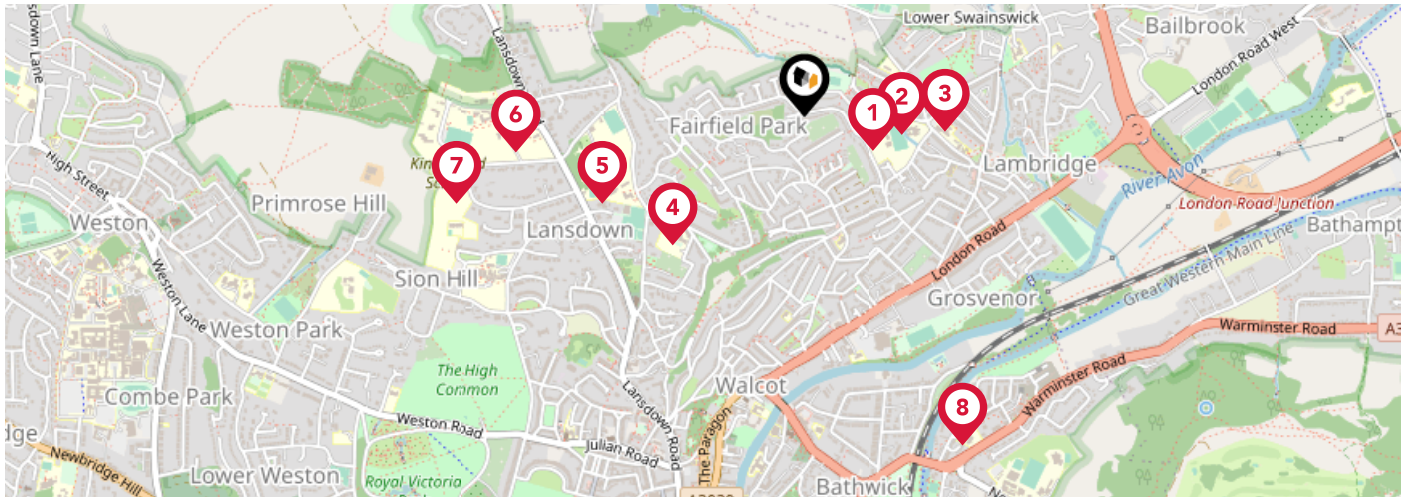
Illustration for identification purposes only, measurements are approximate, not to scale.



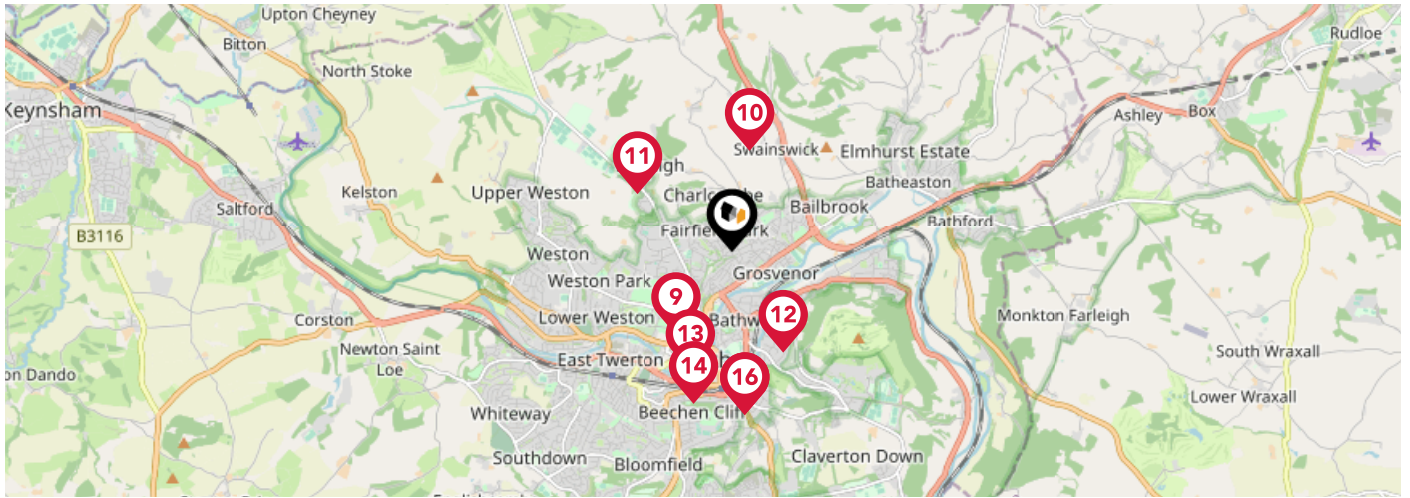
## Additional EPC Data

<b>Property Type:</b>	End-terrace house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall filled cavity
<b>Walls Energy:</b>	Average
<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 TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 62% of fixed outlets
<b>Floors:</b>	Solid no insulation (assumed)
<b>Total Floor Area:</b>	68 m <sup>2</sup>

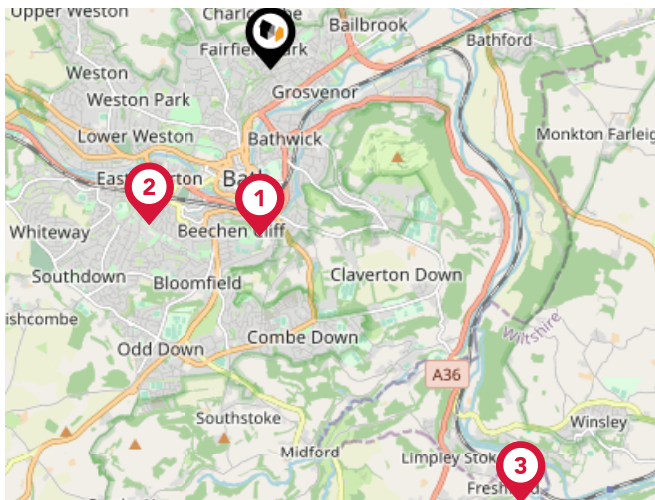




		Nursery	Primary	Secondary	College	Private
	<b>St Mark's CofE School</b> Ofsted Rating: Good   Pupils:0   Distance:0.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Saviours Infant Church School</b> Ofsted Rating: Good   Pupils: 161   Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Saviours Junior Church School</b> Ofsted Rating: Good   Pupils: 233   Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Stephens Church School</b> Ofsted Rating: Good   Pupils: 385   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Royal High School GDST</b> Ofsted Rating: Not Rated   Pupils: 611   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingswood School</b> Ofsted Rating: Not Rated   Pupils: 800   Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingswood Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 373   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bathwick St Mary Church School</b> Ofsted Rating: Outstanding   Pupils: 215   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<div><div>9</div><div>St Andrew's Church School</div><div>Ofsted Rating: Good   Pupils: 219   Distance:0.93</div></div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div><div>10</div><div>Swainswick Church School</div><div>Ofsted Rating: Good   Pupils: 78   Distance:0.95</div></div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div><div>11</div><div>Abbot Alphege Academy</div><div>Ofsted Rating: Requires Improvement   Pupils: 61   Distance:1.02</div></div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div><div>12</div><div>King Edward's School</div><div>Ofsted Rating: Not Rated   Pupils: 1110   Distance:1.05</div></div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div><div>13</div><div>Bath Academy</div><div>Ofsted Rating: Not Rated   Pupils: 86   Distance:1.18</div></div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div><div>14</div><div>Bath College</div><div>Ofsted Rating: Good   Pupils:0   Distance:1.45</div></div>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div><div>15</div><div>Widcombe Infant School</div><div>Ofsted Rating: Good   Pupils: 182   Distance:1.52</div></div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div><div>16</div><div>Widcombe CofE Junior School</div><div>Ofsted Rating: Outstanding   Pupils: 238   Distance:1.52</div></div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>








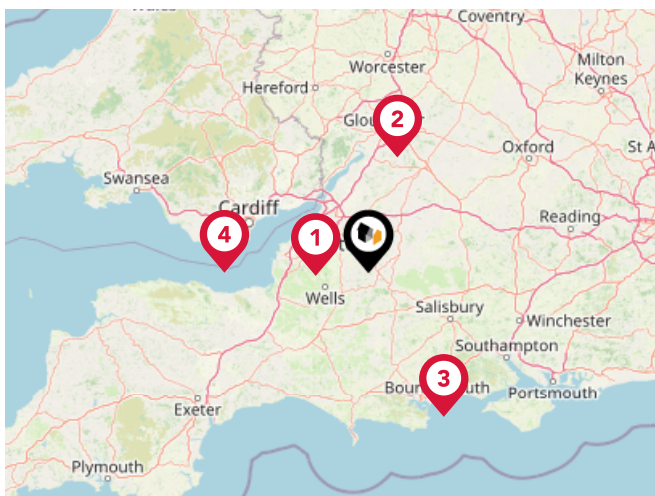
### National Rail Stations

Pin	Name	Distance
	Bath Spa Rail Station	1.55 miles
	Oldfield Park Rail Station	1.82 miles
	Freshford Rail Station	4.63 miles




### Trunk Roads/Motorways

Pin	Name	Distance
	M4 J18	7.05 miles
	M4 J19	10.57 miles
	M32 J1	10.4 miles
	M32 J2	10.29 miles
	M32 J3	10.52 miles



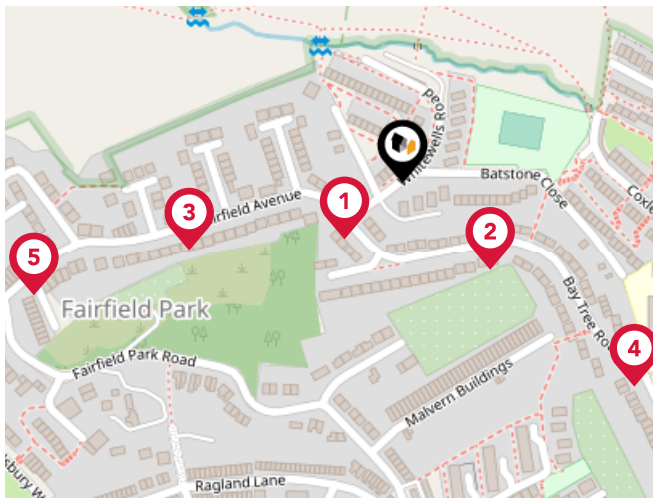
### Airports/Helipads

Pin	Name	Distance
	Bristol International Airport	15.41 miles
	Gloucestershire Airport	35.12 miles
	Bournemouth International Airport	48.68 miles
	Cardiff International Airport	42.48 miles



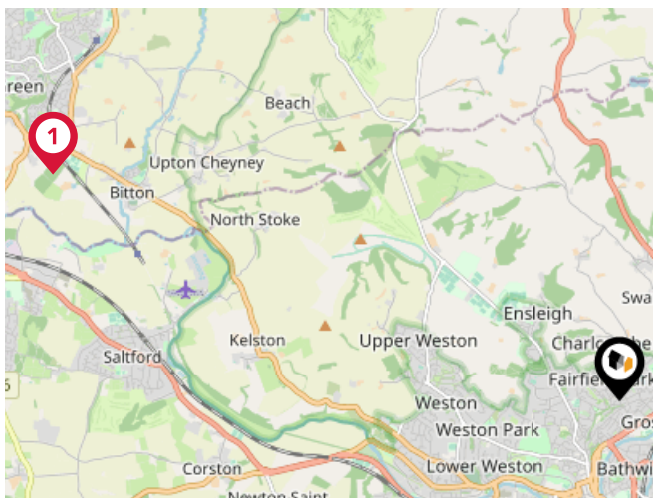
# Area

## Transport (Local)



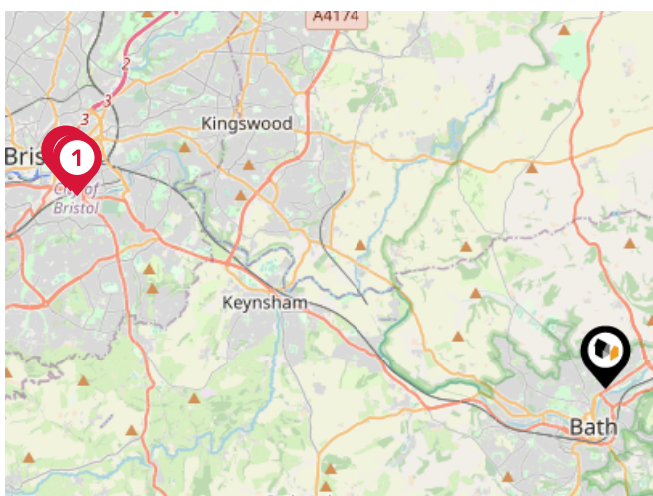
### Bus Stops/Stations

Pin	Name	Distance
1	Whitewells Road	0.05 miles
2	Bay Tree Road	0.07 miles
3	Ullswater Drive	0.13 miles
4	St Mark's School	0.18 miles
5	Blenheim Gardens	0.22 miles



### Local Connections

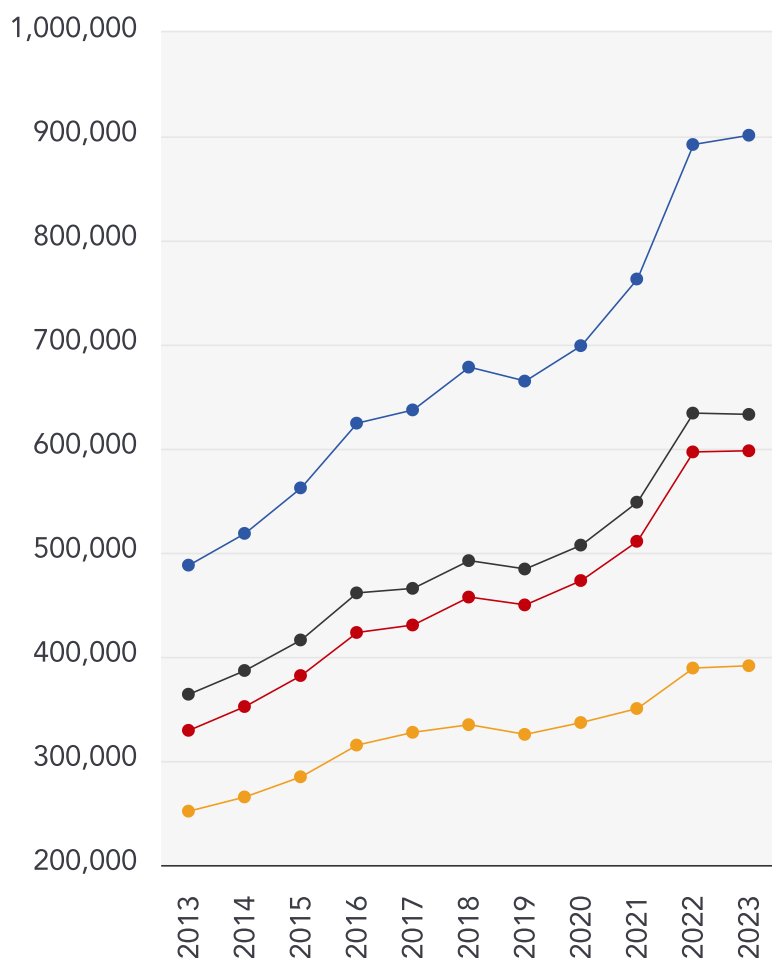
Pin	Name	Distance
1	Bitton (Avon Valley Railway)	5.65 miles



### Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	10.41 miles
2	Temple Bridge (Bristol) Ferry Landing	10.54 miles
3	St Philip's Bridge	10.65 miles

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



Detached

**+84.62%**

Terraced

**+73.84%**

Semi-Detached

**+81.55%**

Flat

**+55.51%**



### 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.

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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.



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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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