

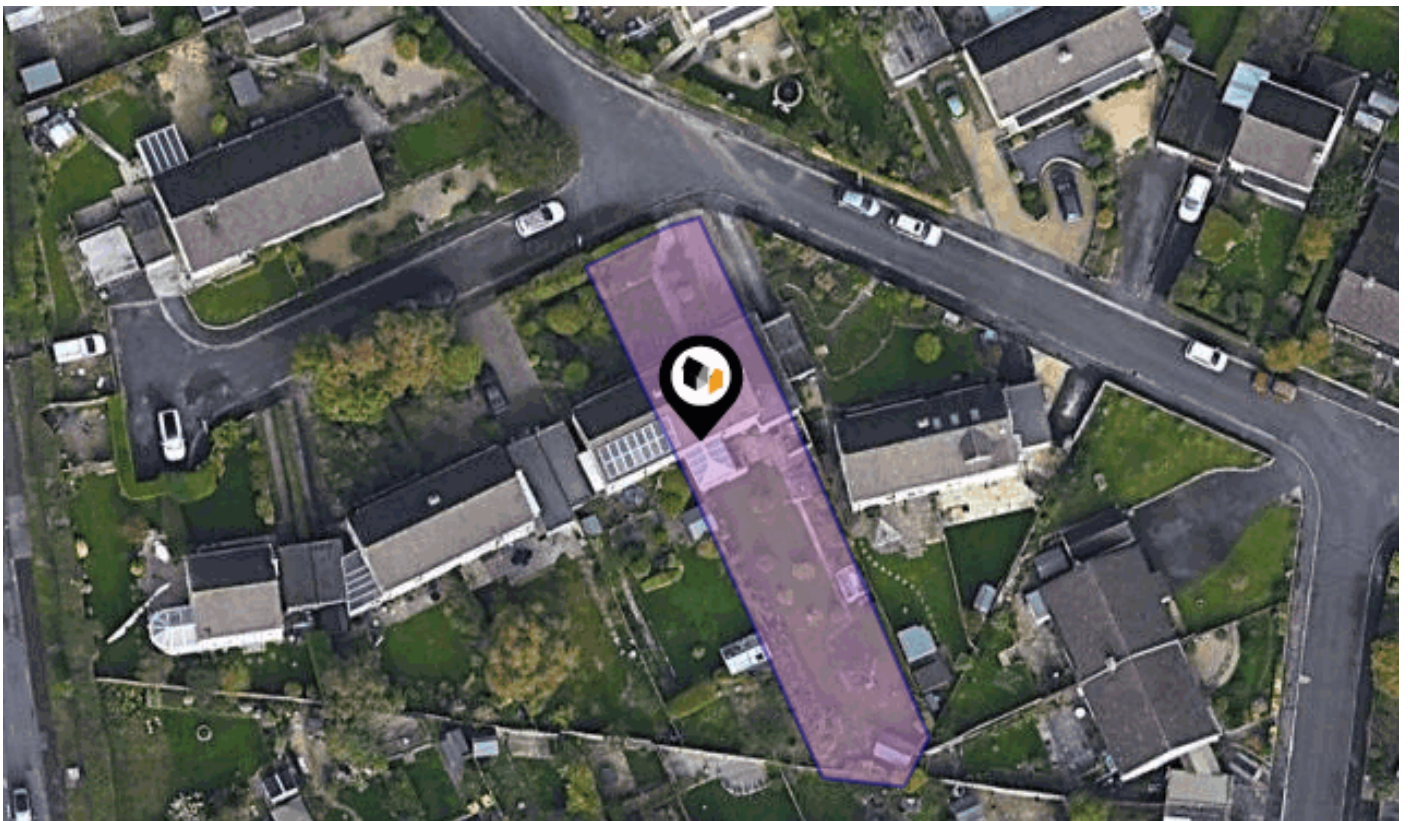


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 06th September 2023



GREENACRES, BATH, BA1

Asking Price : £485,000

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

This semi detached family home needs to be viewed.

Situated in the sought after area of Weston with spectacular views over the local country side. As you enter the property to the right hand of the entrance hallway is the sitting room and directly behind is the dining room with access to the conservatory where you can admire the garden and the views.

The kitchen again has nice views over garden and leads through to utility room and the garage. Upstairs are three bedrooms of which two are doubles and single along family bathroom which has a bath and a fully enclosed shower cubicle.

Outside the rear garden has been well maintained and there is a patio area for a table and chairs. To the side of the property is the garage which is approached via your own driveway providing off road parking.

ENTRANCE HALL

Front door leading into entrance hallway with stairs to the 1st floor landing and understairs storage cupboard, radiator and wooden laminated flooring

SITTING ROOM

Front aspect double glazed window. feature fire place with inset gas fire. TV point , radiator and carpet covered flooring.

DINING ROOM

Door leading to conservatory , radiator and carpet covered flooring.

CONSERVATORY

Full double glazed with UPVC windows , wooden flooring with views of the rear garden , local fields and Bath.

KITCHEN

Rear aspect UPVC double glazed window. Single drainer sink unit with mixer taps. Range of wall and base units providing storage space. Space for fridge , storage shelving , marble effect worktop surfaces, gas hob and built in cooker, part tiled walls and door to utility room.

UTILITY ROOM

Rear aspect UPVC double glazed window and door to garden. Marble effect work top surfaces, plumbing for a washing machine and dishwasher, space for fridge and or fridge freezer, Door providing access to the garage.

FIRST FLOOR LANDING Stairs from ground floor, access to loft space.

BEDROOM 1

Front aspect UPVC Double glazed windows, space for upright storage cupboard, shelving, radiator and carpet covered flooring

BEDROOM 2 Rear aspect double glazed window with great views, built in wardrobe providing storage and shelving, radiator and carpet covered flooring.

BEDROOM 3

Front aspect UPVC double glazed window , radiator and carpet covered flooring

FAMILY BATHROOM

Double glazed obscure window. Fully enclosed shower cubicle and enclosed panelled bath with mixer taps. Vanity sink unit and cupboards, low level WC, tiled walls and wooden ceiling with downlight

GARAGE AND DRIVEWAY

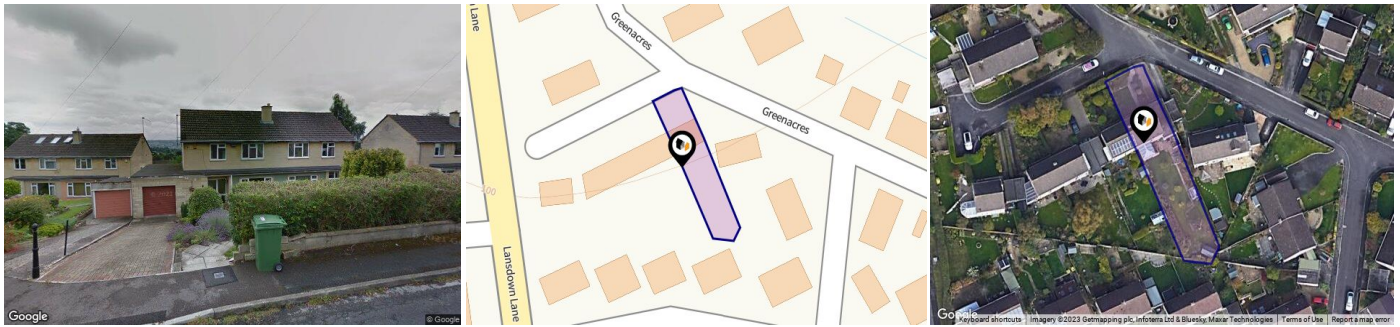
Approached via own driveway with an up and over door, shelving power, light and door leading into the Utility room.

GARDEN

Steps leading down from utility room to the Patio area which is a nice entertaining area. Flower and shrubbery bo

KFB - Key Facts For Buyers





Property

Type:	Semi-Detached	Asking Price:	£485,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,216 ft ² / 113 m ²		
Plot Area:	0.13 acres		
Council Tax :	Band D		
Annual Estimate:	£1,950		
Title Number:	AV112542		
UPRN:	100120011767		

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)

4 mb/s	56 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



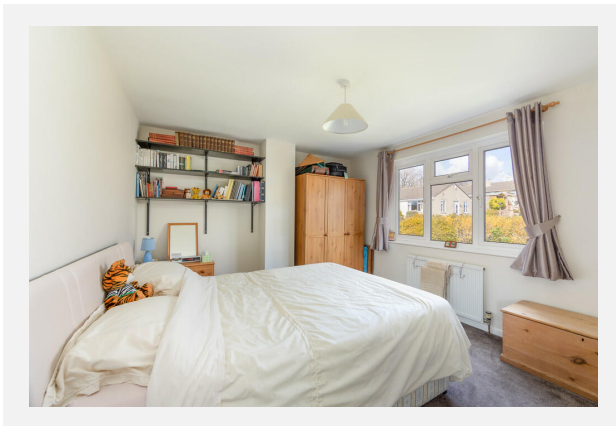
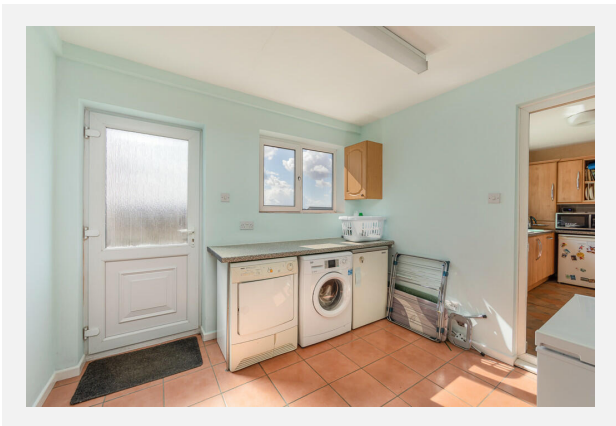
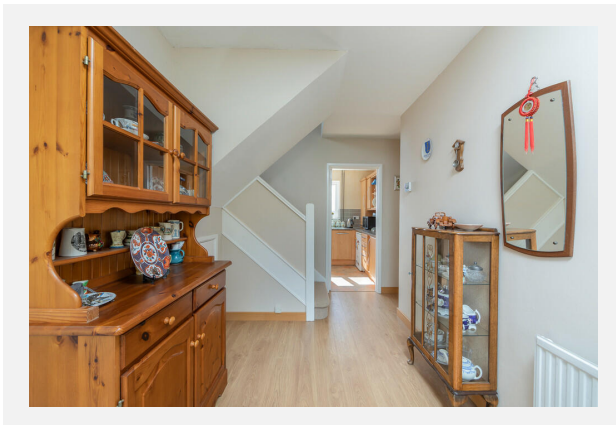
Planning History

This Address



Planning records for: *48, Greenacres, Bath, BA1 4NP*

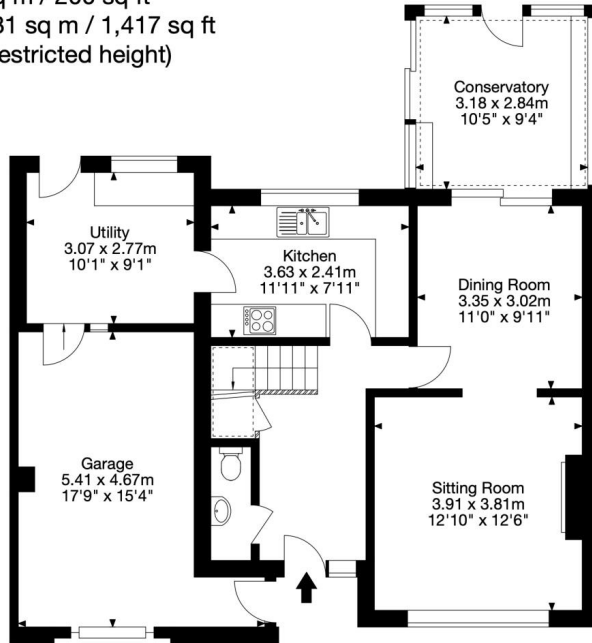
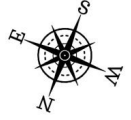
Reference - 13/00469/FUL	
Decision:	Application Permitted
Date:	01st February 2013
Description:	Erection of conservatory to rear elevation



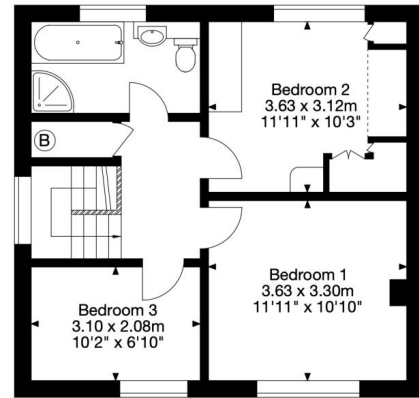


GREENACRES, BATH, BA1

Greenacres, Bath BA1 4NP
Gross Internal Area (Approx.)
Main House = 113 sq m / 1,217 sq ft
Garage = 18 sq m / 200 sq ft
Total Area = 131 sq m / 1,417 sq ft
(Incl. areas of restricted height)



Ground Floor



First Floor

Capture Property Marketing 2023. Drawn to RICS guidelines.
All Measurements are approximate and should not be relied on as a statement of fact.
Plan is for illustration purposes only. Not drawn to scale.

Capture.

BATH, BA1

Energy rating

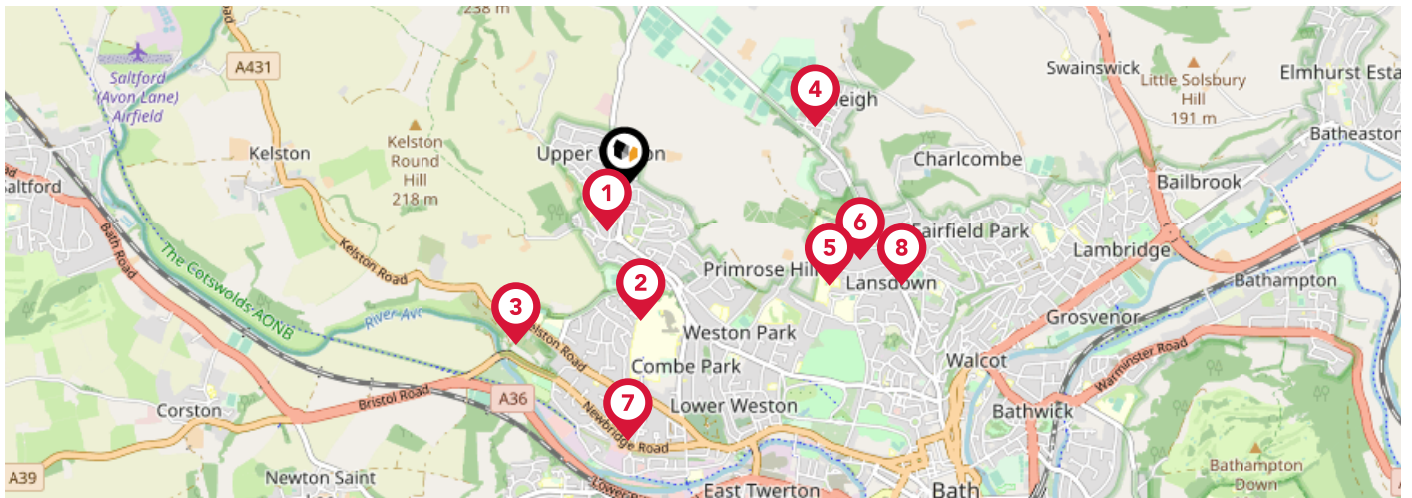
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Valid until 12.04.2033

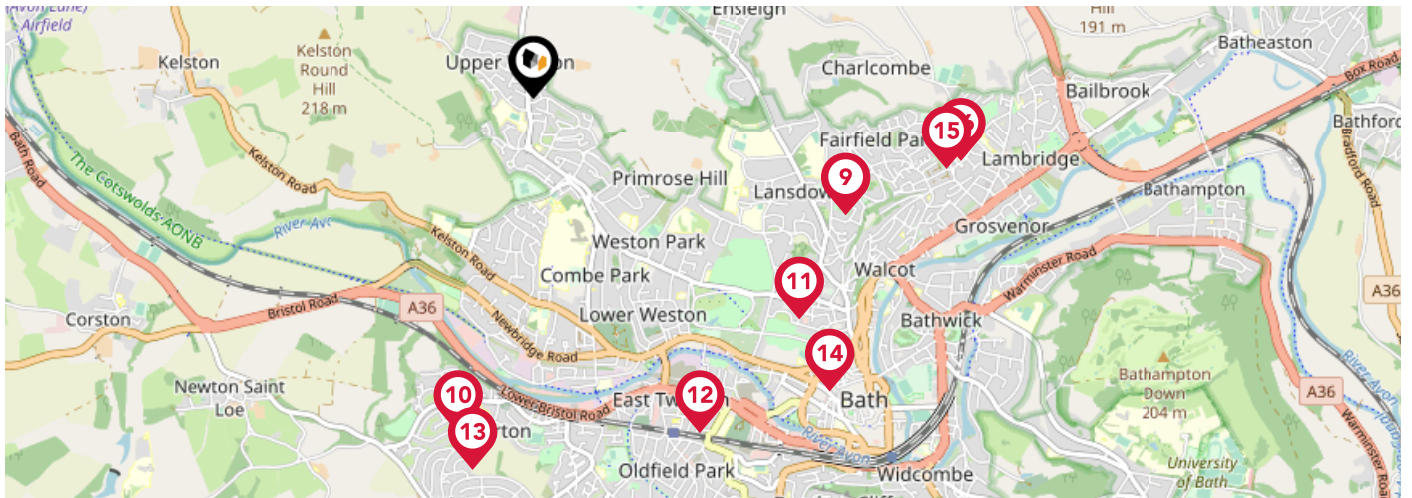
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

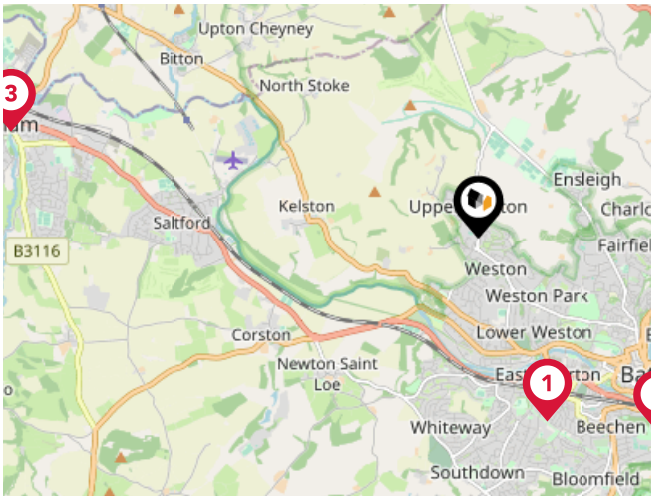
Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	101 m ²



	Nursery	Primary	Secondary	College	Private
<p>1 Weston All Saints CofE Primary School Ofsted Rating: Outstanding Pupils: 600 Distance:0.21</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 191 Distance:0.61</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Oldfield School Ofsted Rating: Good Pupils: 1249 Distance:0.88</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Abbot Alphege Academy Ofsted Rating: Requires Improvement Pupils: 61 Distance:0.93</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Kingswood Preparatory School Ofsted Rating: Not Rated Pupils: 373 Distance:1.05</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Kingswood School Ofsted Rating: Not Rated Pupils: 800 Distance:1.14</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Newbridge Primary School Ofsted Rating: Good Pupils: 402 Distance:1.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Royal High School GDST Ofsted Rating: Not Rated Pupils: 611 Distance:1.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

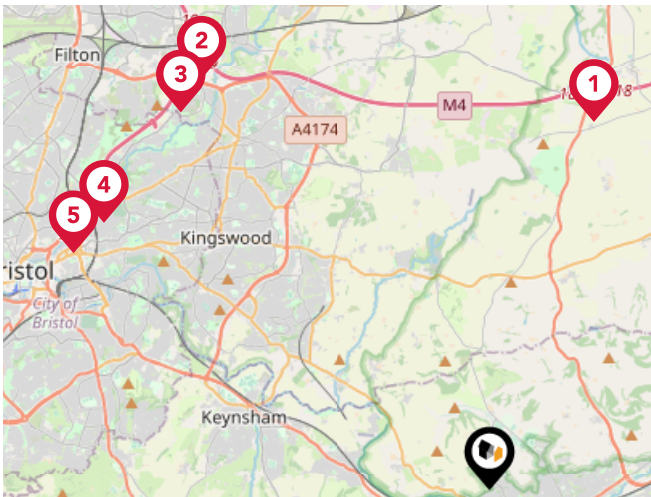


	Nursery	Primary	Secondary	College	Private
St Stephens Church School Ofsted Rating: Good Pupils: 385 Distance: 1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Michaels Junior Church School Ofsted Rating: Good Pupils: 151 Distance: 1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Andrew's Church School Ofsted Rating: Good Pupils: 219 Distance: 1.6	<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: 1.73	<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: 1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bath Academy Ofsted Rating: Not Rated Pupils: 86 Distance: 1.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Mark's CofE School Ofsted Rating: Good Pupils: 0 Distance: 1.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Saviours Infant Church School Ofsted Rating: Good Pupils: 161 Distance: 2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



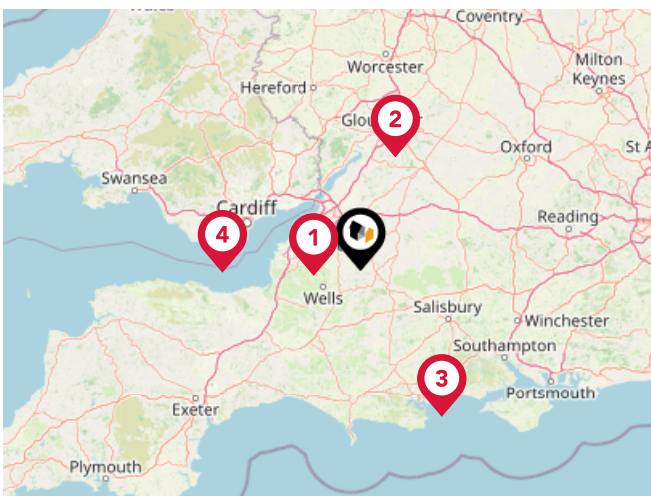
National Rail Stations

Pin	Name	Distance
1	Oldfield Park Rail Station	1.8 miles
2	Bath Spa Rail Station	2.44 miles
3	Keynsham Rail Station	4.44 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	7.06 miles
2	M4 J19	9.28 miles
3	M32 J1	9.03 miles
4	M32 J2	8.67 miles
5	M32 J3	8.85 miles

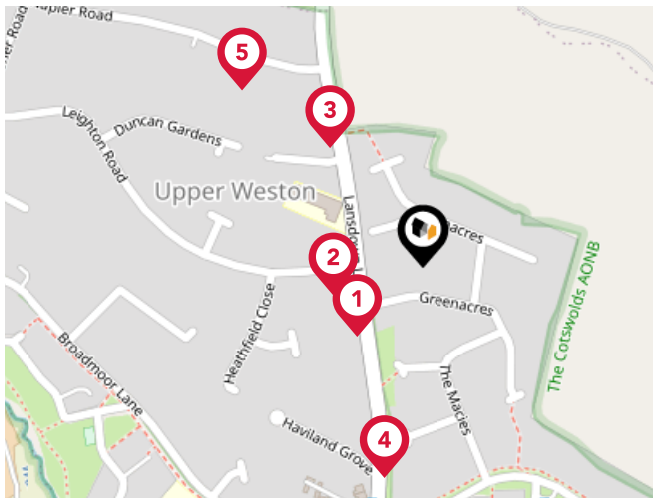


Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	13.68 miles
2	Gloucestershire Airport	35.34 miles
3	Bournemouth International Airport	49.74 miles
4	Cardiff International Airport	40.73 miles

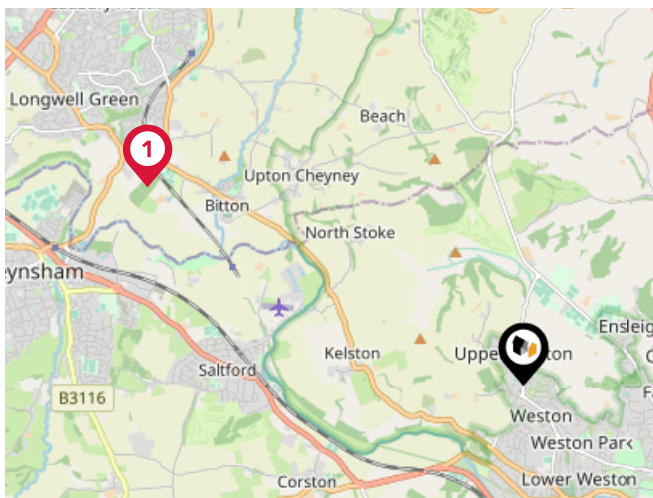
Area

Transport (Local)



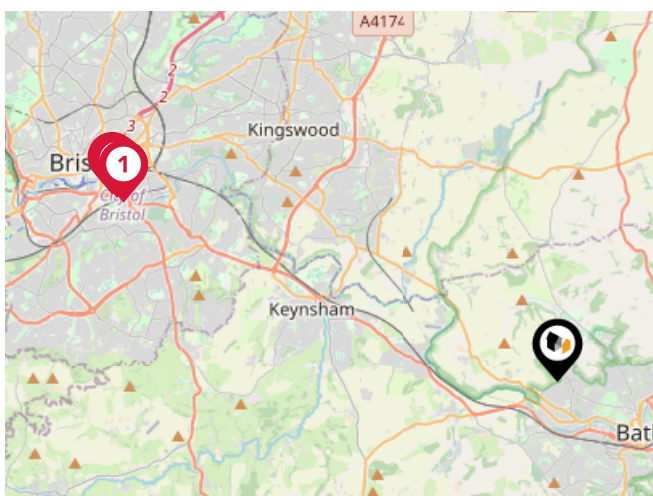
Bus Stops/Stations

Pin	Name	Distance
1	Greenacres	0.05 miles
2	Heathfield Close	0.05 miles
3	Beresford Gardens	0.09 miles
4	Haviland Grove	0.12 miles
5	Napier Road	0.15 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	3.95 miles



Ferry Terminals

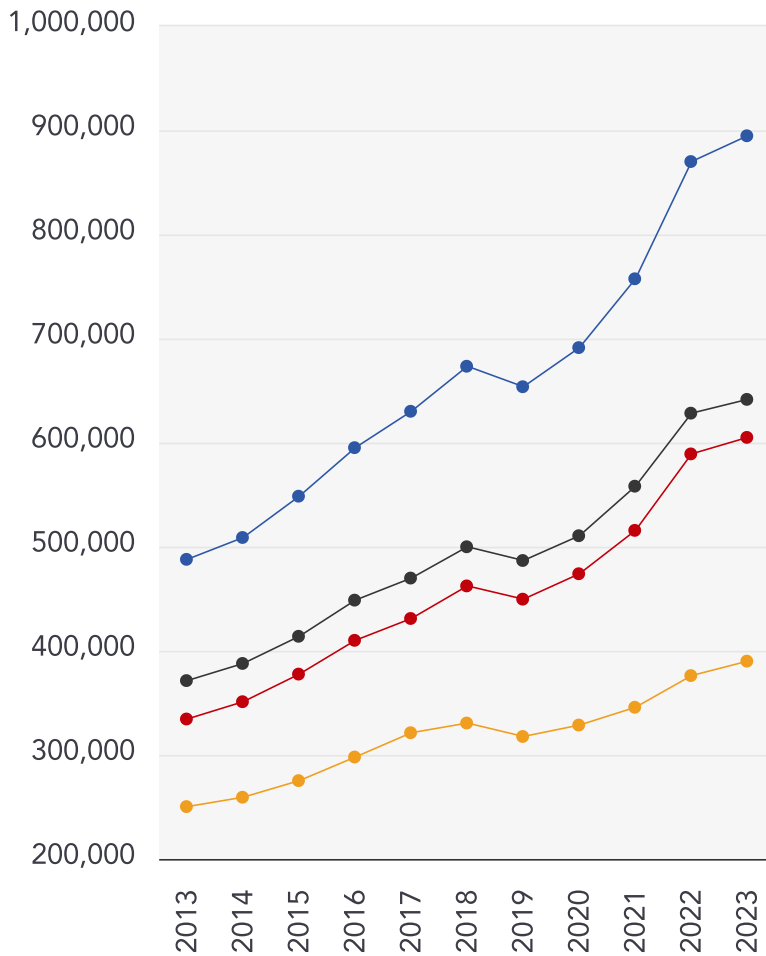
Pin	Name	Distance
1	Temple Meads Station Ferry Landing	8.68 miles
2	Temple Bridge (Bristol) Ferry Landing	8.81 miles
3	St Philip's Bridge	8.93 miles

Market

House Price Statistics



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



Detached

+83.41%

Terraced

+72.74%

Semi-Detached

+80.89%

Flat

+55.82%



Martin & Co Bath

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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.

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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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Important - Please Read

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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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Martin & Co Bath

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david.minors@martinco.com

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