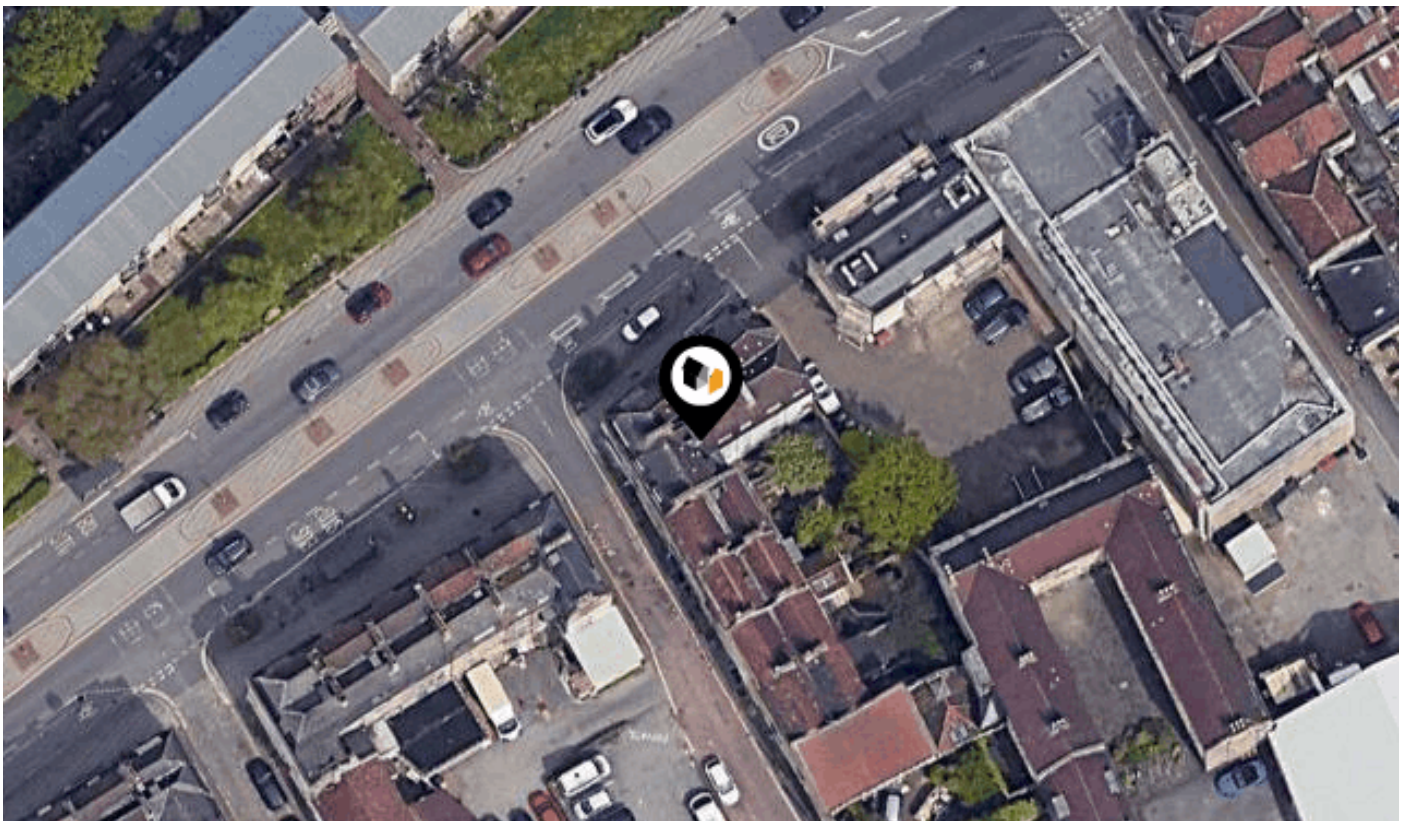




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 09th July 2024



28, WALCOT BUILDINGS, WALCOT, BATH, BA1

Asking Price : £280,000

Martin & Co Bath

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01225 429999

david.minors@martinco.com

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

LEASEHOLD

Split level maisonette for sale with 3 bedrooms, no onward chain and outside space.

Located just on the London Road the property is ideally placed for local shops and Morrisons Supermarket. As you enter the property through main entrance you have a reception room and open plan kitchen along with a Bedroom and then stairs take down to the lower ground floor which has 2 bedrooms, bathroom and access to your own patio garden.

This property would be a great first time buy or investment property due to its proximity to the City and good transport links. Bath has much to offer with its many High Street retailers, boutique shops, restaurants, pubs and of course its amazing architecture and history.

All viewings are strictly by appointment only

OPEN PLAN LIVING ROOM / KITCHEN 20' 0" x 13' 07" (6.1m x 4.14m)

Lounge area

Front aspect window (street level) electric heater , wooden laminated flooring. Kitchen area Single drainer sink unit with mixer taps set into a work top surface and breakfast bar. Range of wall mounted and base units providing storage. Inset electric hob and over head extractor fan. Part tiled walls, fridge , Wooden laminated work top surfaces and flooring.

BEDROOM 1 - 10' 09" x 7' 0" (3.28m x 2.13m)

Door from reception room, electric heater and carpet covered flooring

LOWER GROUND FLOOR Stairs leading down to 2 further bedrooms , bathroom and garden access.

BEDROOM 2 - 12' 01" x 10' 03" (3.68m x 3.12m)

Rear aspect window onto patio garden, carpet covered floor.

BEDROOM 3 - 13' 0" x 12' 06" (3.96m x 3.81m)

Window and carpet covered flooring.

BATHROOM 9' 05" x 8' 0" (2.87m x 2.44m)

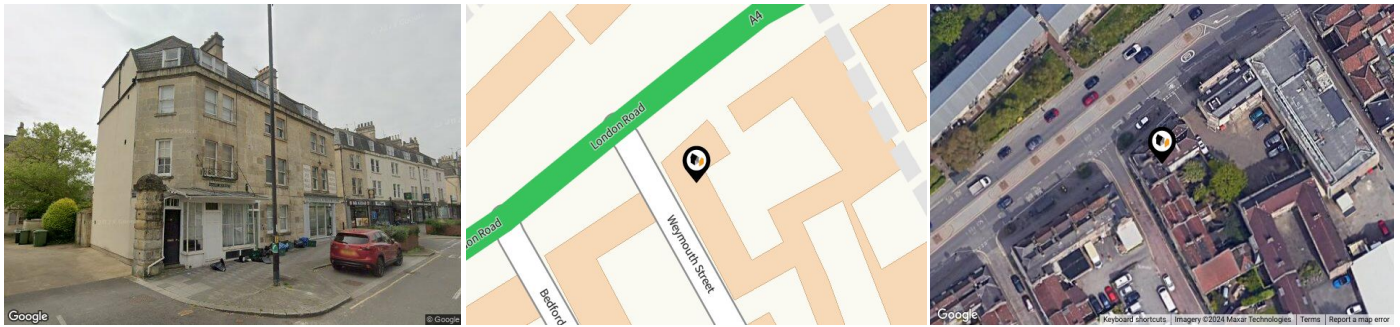
Enclosed panelled bath with mixer taps , shower attachment and shower screen. Low level WC, vanity sink unit with marble effect work top surface. Plumbing for washing machine , part tiled walls and tiled floor.

PATIO GARDEN

Patio garden which is paved and enclosed by brick walls and wooden fencing

Service Charge £1,300 approximately per annum

Ground rent Peppercorn



Property

Type:	Flat / Maisonette	Asking Price:	£280,000
Bedrooms:	3		
Floor Area:	783 ft ² / 72 m ²		
Year Built :	Before 1900		
Council Tax :	Band B		
Annual Estimate:	£1,676		

Local Area

Local Authority:	Bath and north east somerset
Conservation Area:	Bath
Flood Risk:	
• Rivers & Seas	Medium
• Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

12 mb/s	80 mb/s	- mb/s

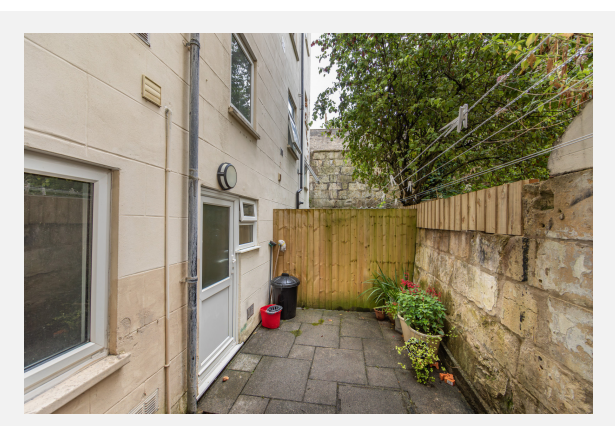
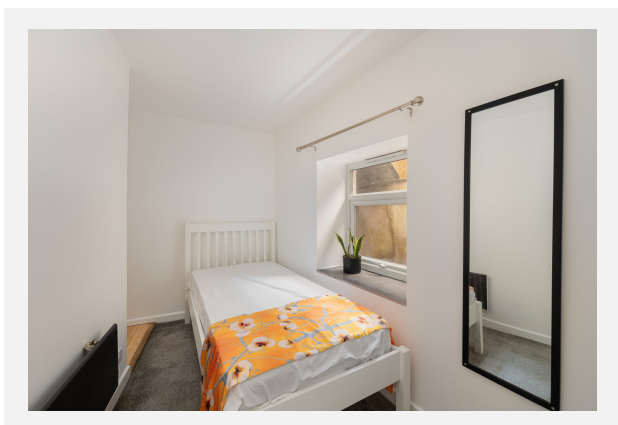
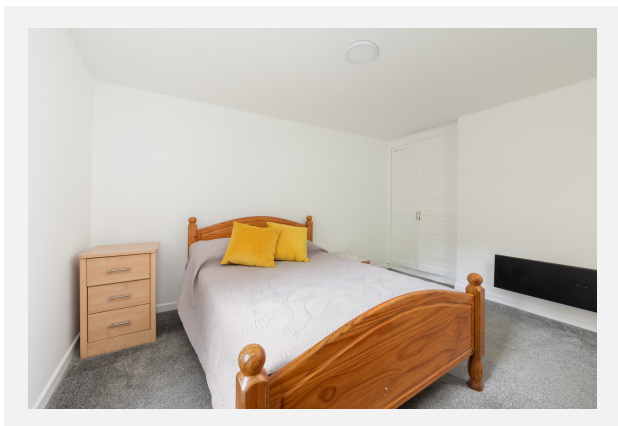
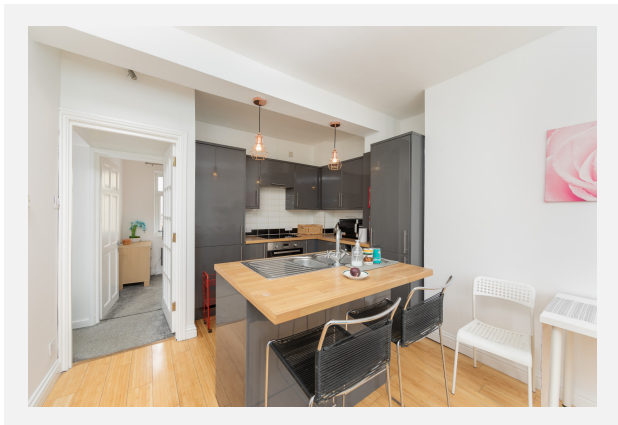
Mobile Coverage: (based on calls indoors)



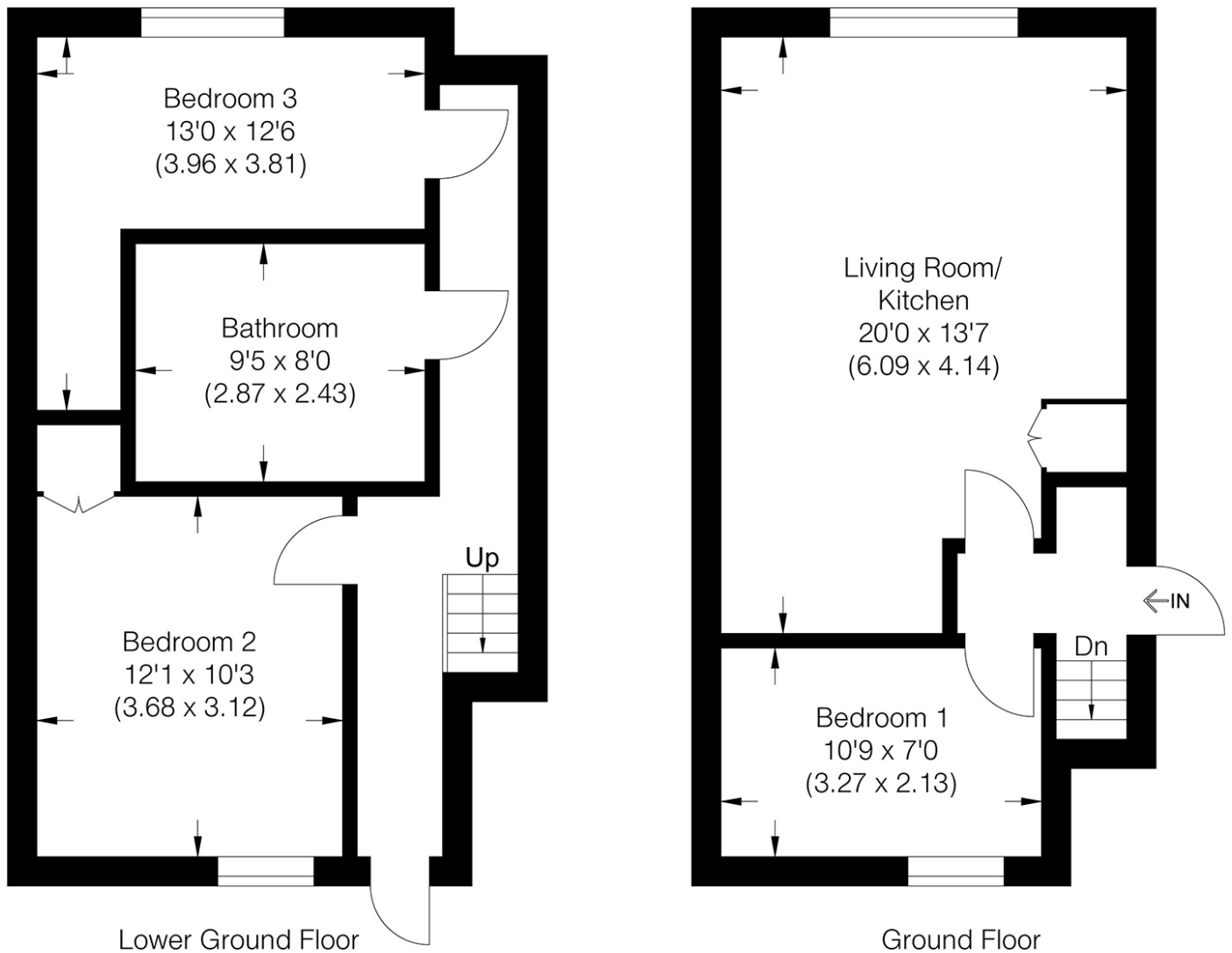
Satellite/Fibre TV Availability:







28, WALCOT BUILDINGS, WALCOT, BATH, BA1



Approximate Gross Internal Area
72.79 sq m / 783.50 sq ft

28 WALCOT BUILDINGS, WALCOT, BA1

Energy rating

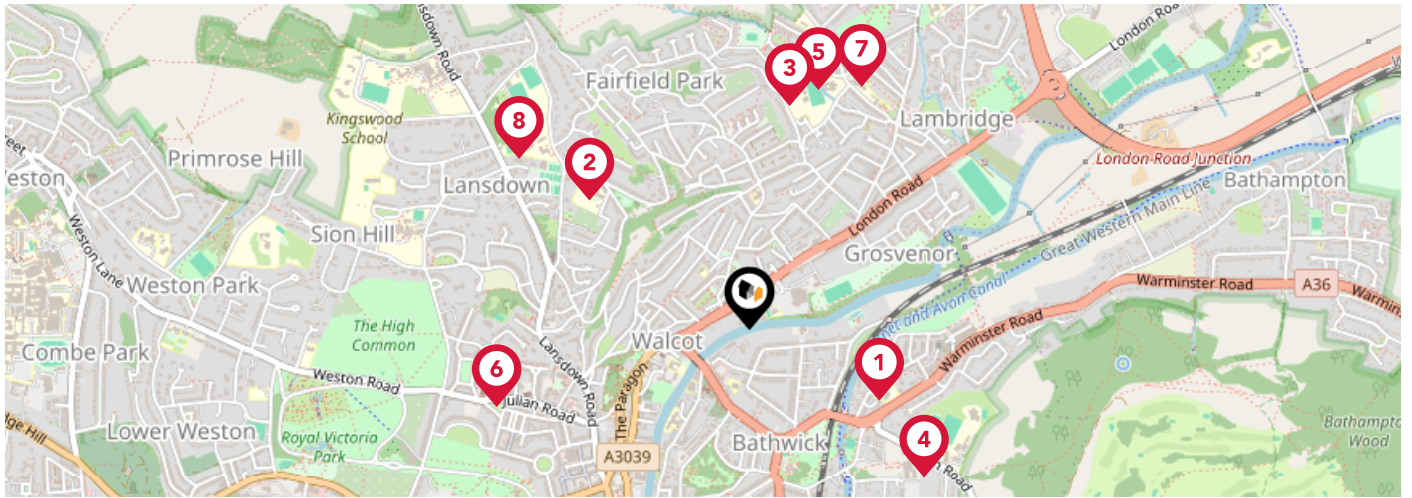
D

Valid until 18.05.2031

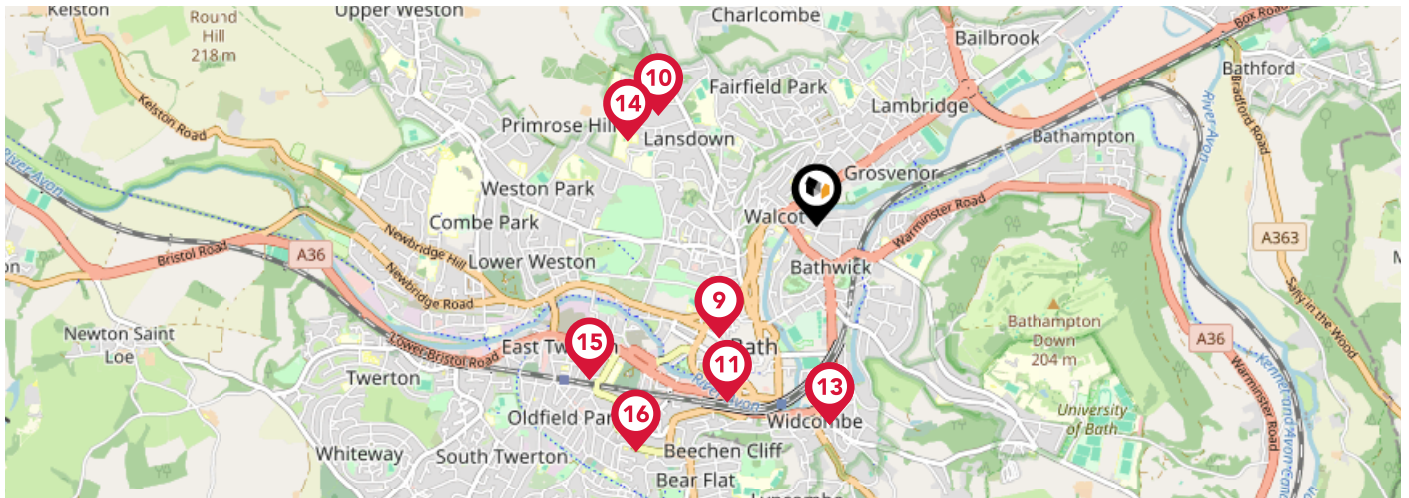
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

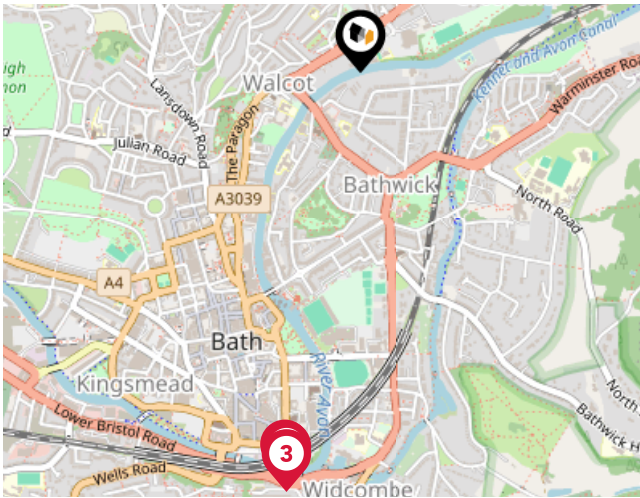
Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	00
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	74 m ²



	Nursery	Primary	Secondary	College	Private
1 Bathwick St Mary Church School Ofsted Rating: Outstanding Pupils: 215 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 St Stephens Church School Ofsted Rating: Good Pupils: 385 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 St Mark's CofE School Ofsted Rating: Good Pupils:0 Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 King Edward's School Ofsted Rating: Not Rated Pupils: 1110 Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 St Saviours Infant Church School Ofsted Rating: Good Pupils: 161 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 St Andrew's Church School Ofsted Rating: Good Pupils: 219 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 St Saviours Junior Church School Ofsted Rating: Good Pupils: 233 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Royal High School GDST Ofsted Rating: Not Rated Pupils: 611 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

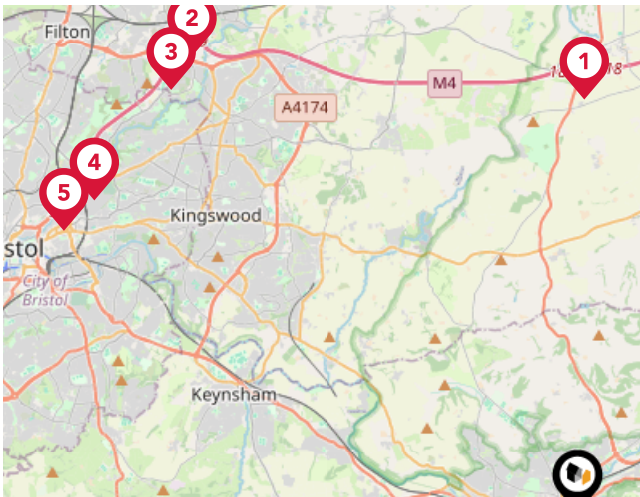


		Nursery	Primary	Secondary	College	Private
	Bath Academy Ofsted Rating: Not Rated Pupils: 86 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingswood School Ofsted Rating: Not Rated Pupils: 800 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bath College Ofsted Rating: Good Pupils:0 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Widcombe Infant School Ofsted Rating: Good Pupils: 182 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Widcombe CofE Junior School Ofsted Rating: Outstanding Pupils: 238 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingswood Preparatory School Ofsted Rating: Not Rated Pupils: 373 Distance:0.96	<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:1.27	<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:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



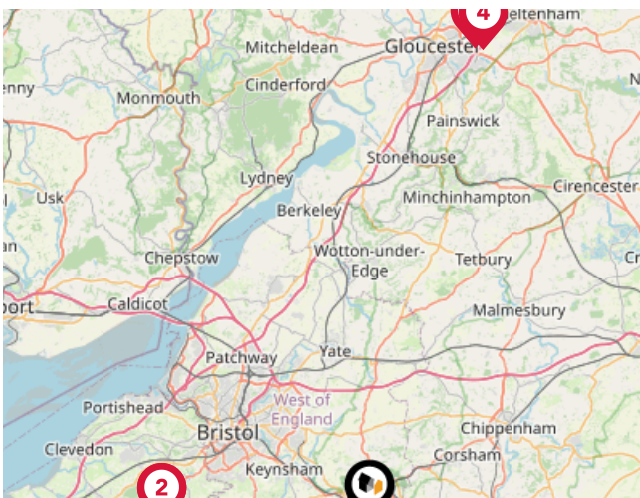
National Rail Stations

Pin	Name	Distance
1	Bath Spa Rail Station	0.97 miles
2	Bath Spa Rail Station	0.97 miles
3	Bath Spa Rail Station	0.99 miles



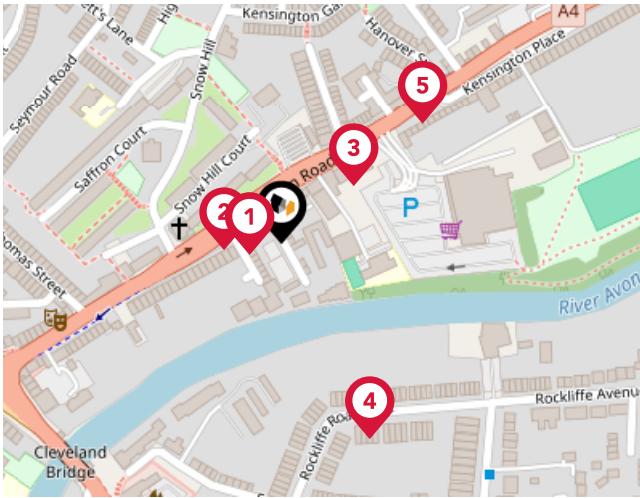
Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	7.64 miles
2	M4 J19	11.06 miles
3	M32 J1	10.86 miles
4	M32 J2	10.65 miles
5	M32 J3	10.85 miles



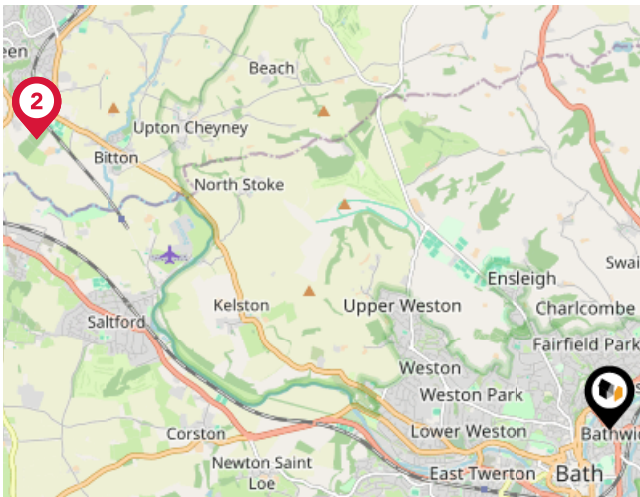
Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	15.45 miles
2	Bristol International Airport	15.45 miles
3	Gloucestershire Airport	35.75 miles
4	Gloucestershire Airport	35.68 miles



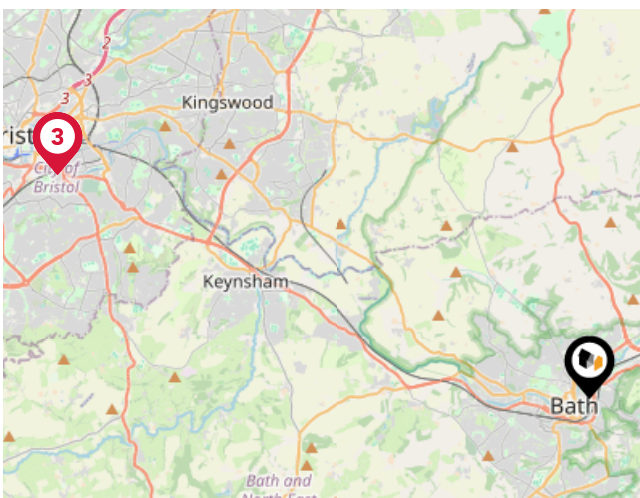
Bus Stops/Stations

Pin	Name	Distance
1	Snow Hill	0.02 miles
2	Snow Hill	0.03 miles
3	Morrisons	0.05 miles
4	Rockliffe Road	0.12 miles
5	Morrisons	0.11 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	5.96 miles
2	Bitton (Avon Valley Railway)	5.96 miles



Ferry Terminals

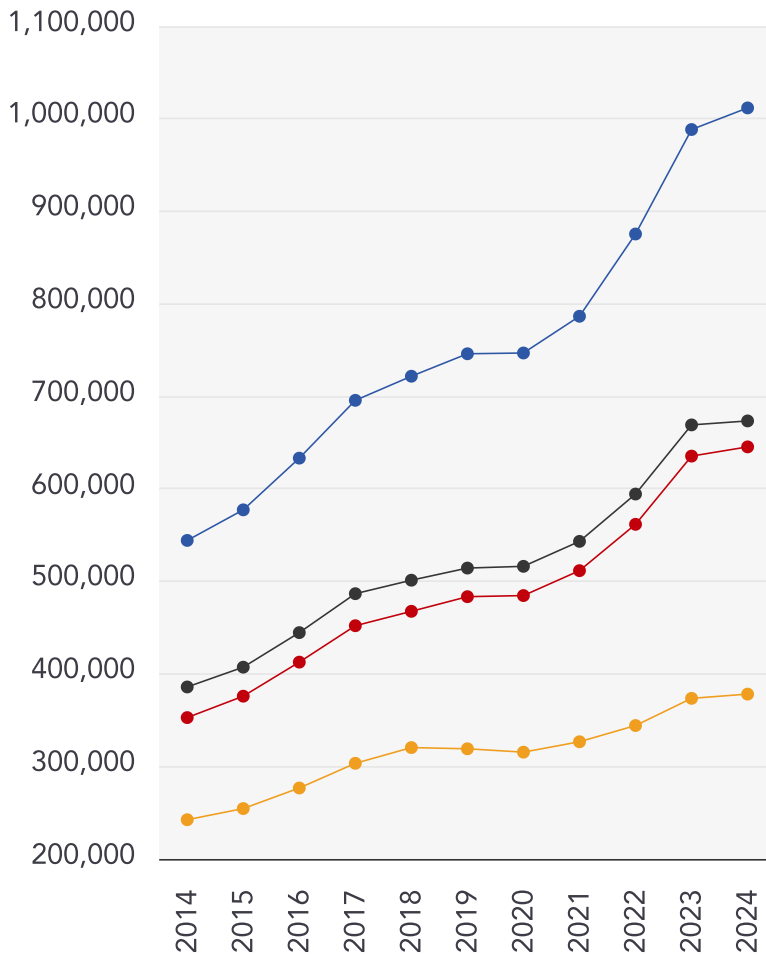
Pin	Name	Distance
1	Temple Meads Station Ferry Landing	10.69 miles
2	Temple Meads Station Ferry Landing	10.69 miles
3	Temple Meads Station Ferry Landing	10.69 miles

Market

House Price Statistics



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



Detached

+85.88%

Terraced

+74.5%

Semi-Detached

+82.93%

Flat

+56%



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.

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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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