

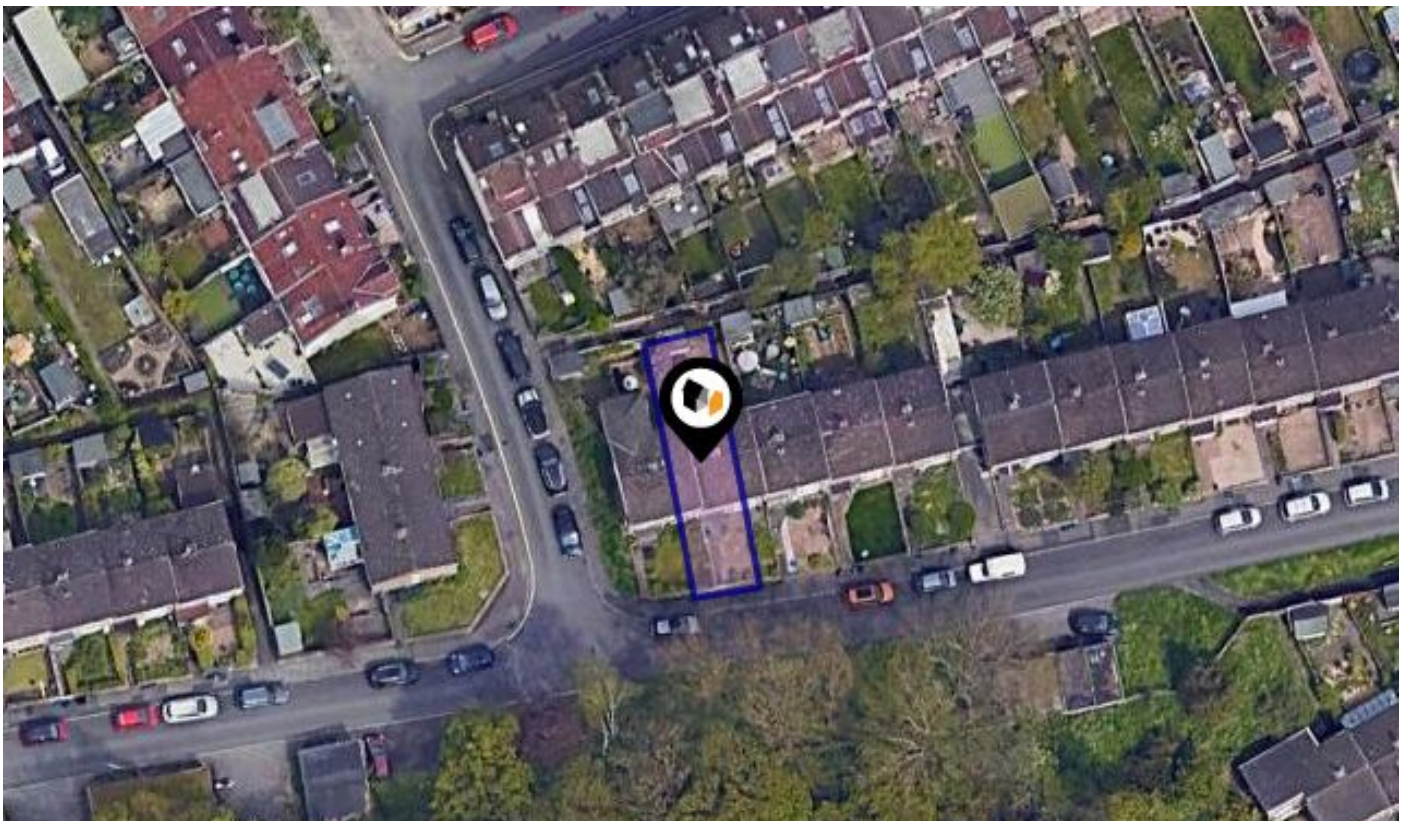


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 23rd October 2024



CLAREMONT BUILDINGS, BATH, BA1

Asking Price : £350,000

Martin & Co Bath

1 Cleveland Terrace, Bath, BA1 5DF

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

Freehold Refurbished Terrace Home

A 2 bedroom middle terraced family home which has been refurbished to a high standard due to a burst water pipe in November 2023. All works have been carried out professionally through the owner's insurance company, which will give the new owner considerable peace of mind that, work has been completed to a high standard. This property would make a great first time buy, investment or if you are looking to downsize its ready to move into.

As you enter the property just off the entrance hallway, is a new downstairs WC and to the right is the main reception room which you can see from the photos has space for a dining room table and there are double-glazed doors with direct access out to the patio garden.

Just off the reception room to the left is the kitchen which is new and comprises of a single drainer sink unit with mixer taps, a range of base and wall mounted units providing storage. Built in dishwasher, washing machine and an electric cooker with an overhead extractor fan. There are laminated work top surfaces and a double-glazed window overlooking the patio garden.

The 1st floor landing has access to a loft space and the 2 double bedrooms both with wardrobes and bedroom one has further storage. The new family bathroom has an enclosed panelled Bath, shower and glass shower screen a vanity sink unit with a cupboard, a low level WC and two double glazed frosted glass windows. To the rear of the property there is a rear garden which is paved over two levels, a brick-built garden shed and personal rear access.

There is unrestricted on road parking to the front and some lovely views.

This area has a number of local shops and retail outlets on the London Road including Morrisons Superstore. From the London Road there are bus services to the surrounding areas and Bath City Centre where you can enjoy the many bars, pubs, restaurants and an excellent and buzzing High Street with many main high street retailers and boutique outlets. There is some amazing architecture including the Circus, Pulteney Bridge and The Royal Crescent which is simply outstanding along with the famous Bath Abbey, The Roman Baths and Bath Spa Train Station which has a direct line to London Paddington so take in what Bath has to offer.

Agents Notes

This house has electric heating however if you wanted to fit Gas Central Heating this should be possible as both the adjoining houses have gas central heating, which in turn would increase the overall EPC rating to a minimum of a C grade.

All viewings are by appointment via Martin and Co Residential Sales Bath Office.



Property

Type:	Terraced	Asking Price:	£350,000
Bedrooms:	2	Tenure:	Freehold
Floor Area:	807 ft ² / 74 m ²		
Plot Area:	0.03 acres		
Year Built :	1960		
Council Tax :	Band C		
Annual Estimate:	£1,916		
Title Number:	AV52707		

Local Area

Local Authority:	Bath and north east somerset
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	245 mb/s	- mb/s

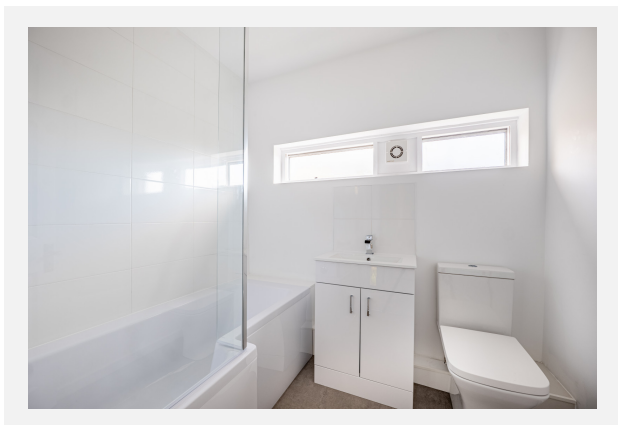
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



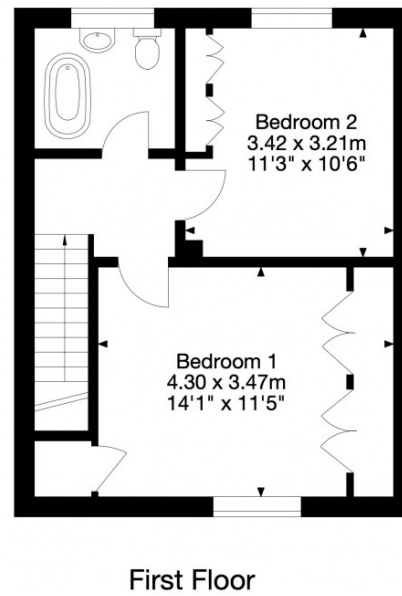
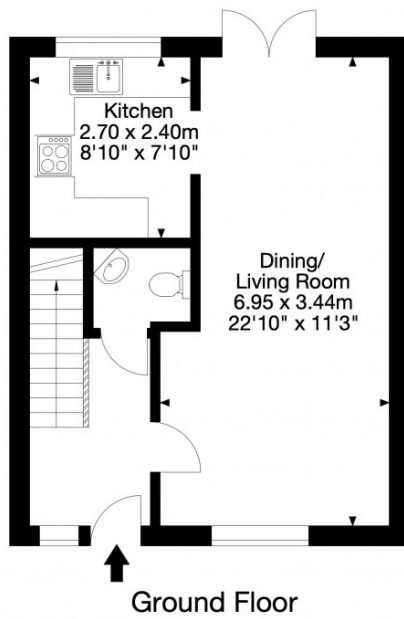






CLAREMONT BUILDINGS, BATH, BA1

Claremont Buildings, Camden, Bath BA1 6EZ
Gross Internal Area (Approx.)
75 sq m / 807 sq ft



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

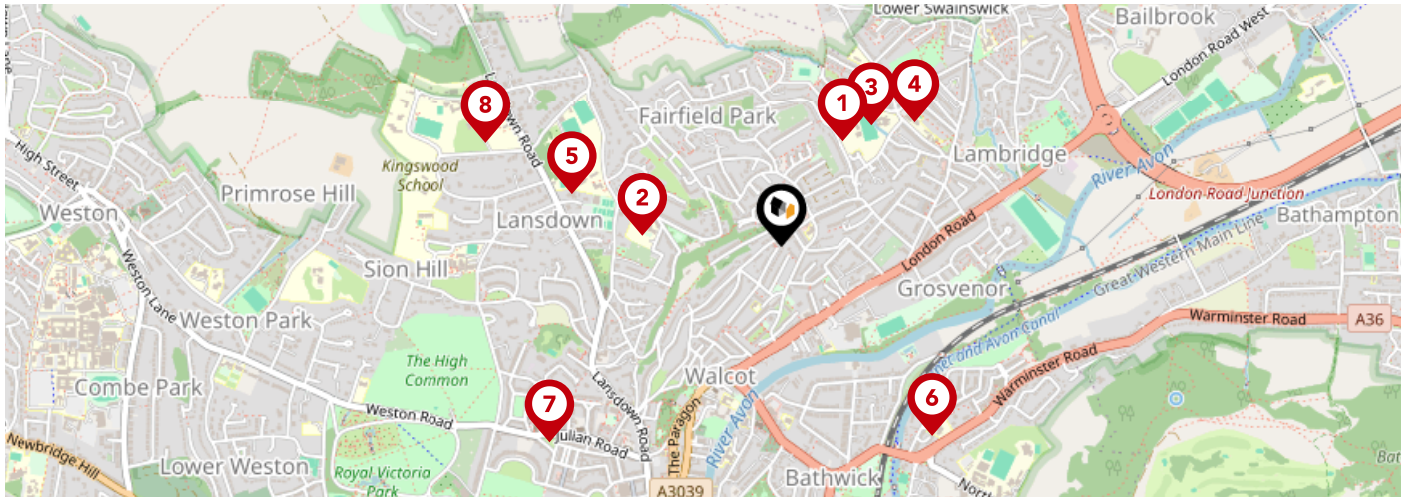
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Valid until 21.10.2034

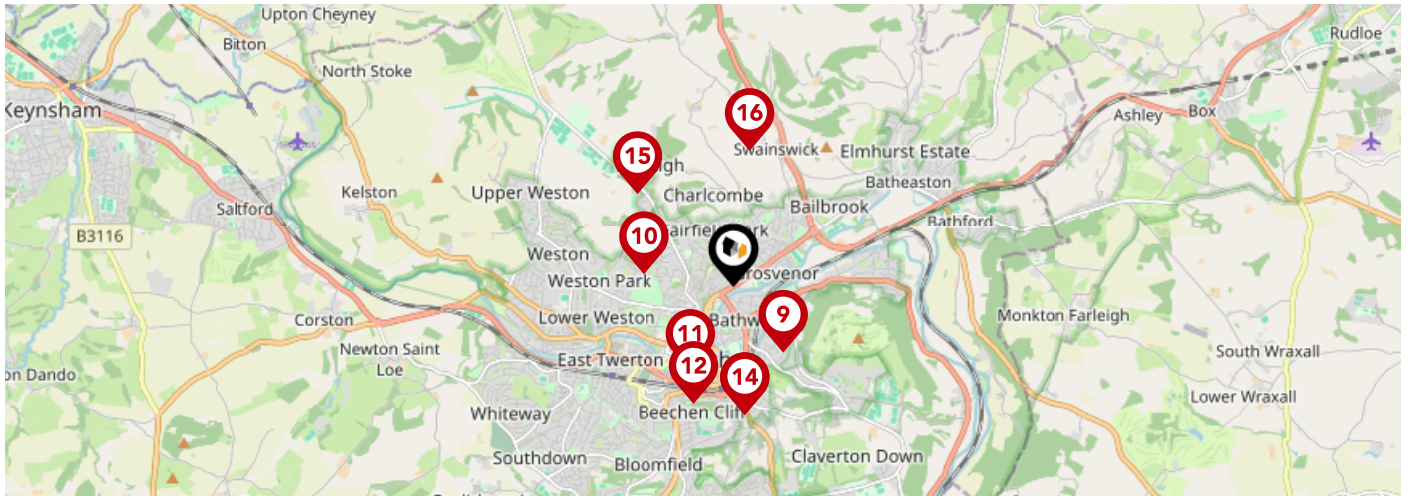
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

Additional EPC Data

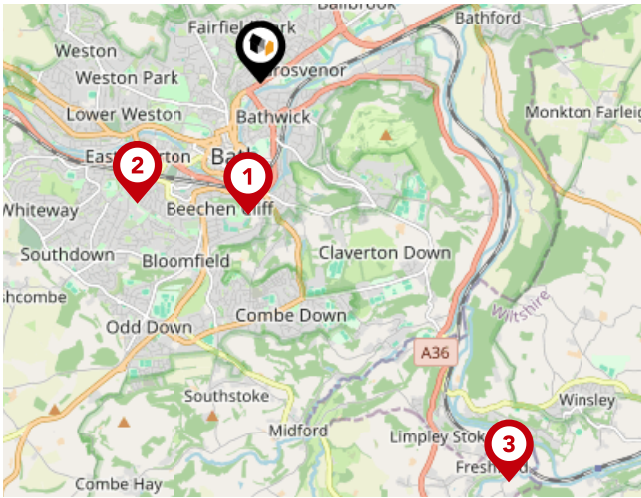
Property Type:	Mid-terrace house
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 350 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Room heaters, electric
Main Heating Energy:	Very poor
Main Heating Controls:	Programmer and appliance thermostats
Main Heating Controls Energy:	Good
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very poor
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	74 m ²



	Nursery	Primary	Secondary	College	Private
1 St Mark's CofE School Ofsted Rating: Good Pupils: 235 Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 St Stephens Church School Ofsted Rating: Good Pupils: 348 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 St Saviours Infant Church School Ofsted Rating: Good Pupils: 148 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 St Saviours Junior Church School Ofsted Rating: Good Pupils: 168 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Royal High School GDST Ofsted Rating: Not Rated Pupils: 579 Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Bathwick St Mary Church School Ofsted Rating: Good Pupils: 220 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 St Andrew's Church School Ofsted Rating: Good Pupils: 232 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Kingswood School Ofsted Rating: Not Rated Pupils: 895 Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	King Edward's School Ofsted Rating: Not Rated Pupils: 1185 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingswood Preparatory School Ofsted Rating: Not Rated Pupils: 474 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bath Academy Ofsted Rating: Not Rated Pupils: 105 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bath College Ofsted Rating: Requires improvement Pupils:0 Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Widcombe CofE Junior School Ofsted Rating: Outstanding Pupils: 240 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Widcombe Infant School Ofsted Rating: Good Pupils: 177 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Abbot Alphege Academy Ofsted Rating: Requires improvement Pupils: 40 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Swainswick Church School Ofsted Rating: Good Pupils: 76 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



National Rail Stations

Pin	Name	Distance
1	Bath Spa Rail Station	1.23 miles
2	Oldfield Park Rail Station	1.6 miles
3	Freshford Rail Station	4.35 miles



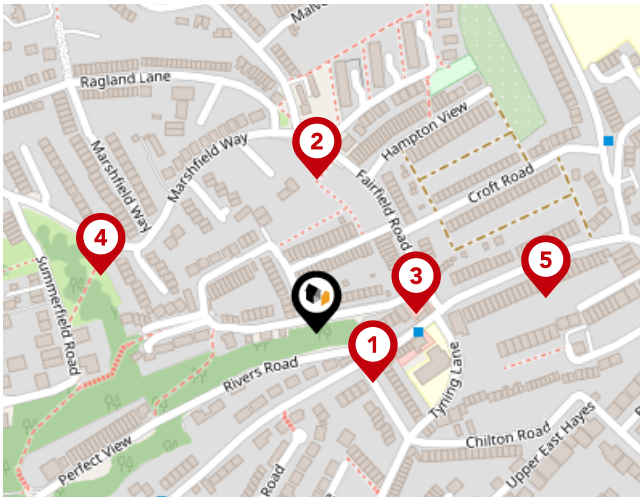
Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	7.37 miles
2	M4 J19	10.82 miles
3	M32 J1	10.63 miles
4	M32 J2	10.47 miles
5	M32 J3	10.68 miles



Airports/HELIPADS

Pin	Name	Distance
1	Bristol Airport	15.41 miles
2	Felton	15.41 miles
3	Staverton	35.49 miles
4	Cardiff Airport	42.5 miles



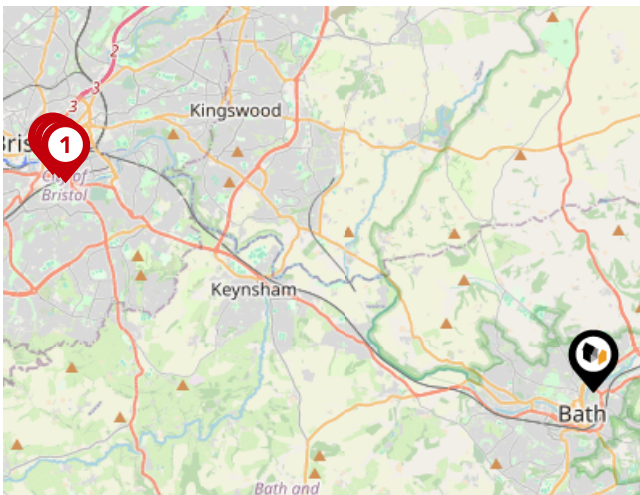
Bus Stops/Stations

Pin	Name	Distance
1	Claremont Road	0.04 miles
2	Midsummer Blds	0.09 miles
3	New Tynings Terrace	0.06 miles
4	Marshfield Way	0.13 miles
5	Eastbourne Villas	0.13 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	5.79 miles



Ferry Terminals

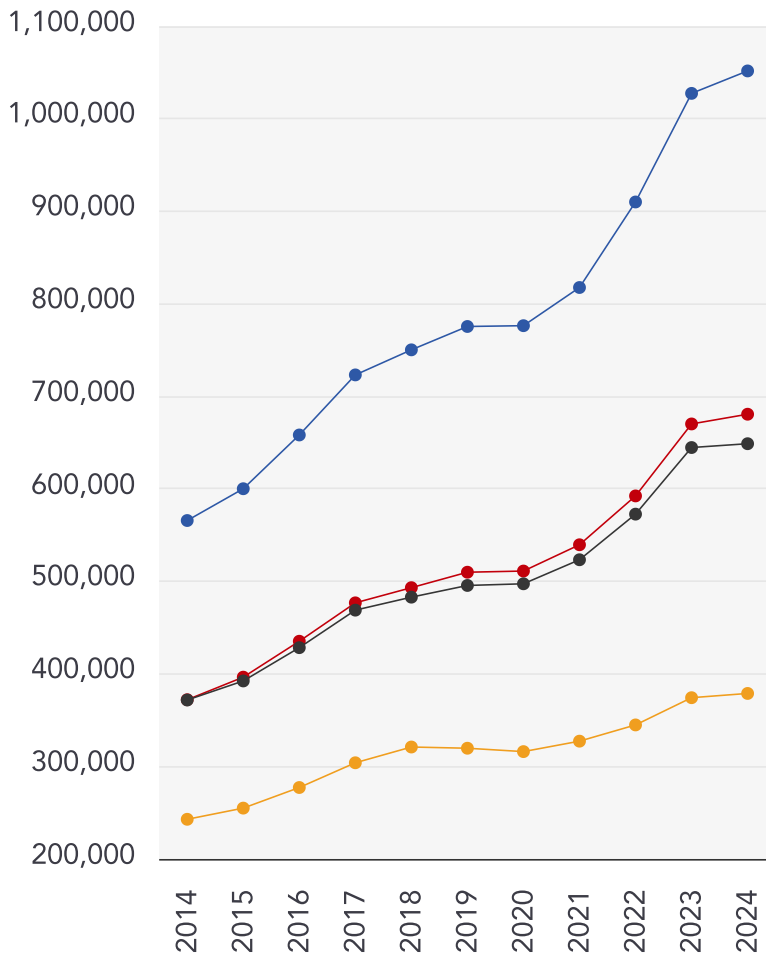
Pin	Name	Distance
1	Temple Meads Station Ferry Landing	10.54 miles
2	Temple Bridge (Bristol) Ferry Landing	10.67 miles
3	St Philip's Bridge	10.8 miles

Market

House Price Statistics



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



Detached

+85.88%

Semi-Detached

+82.93%

Terraced

+74.5%

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.

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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/company/martin-&-co-/

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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