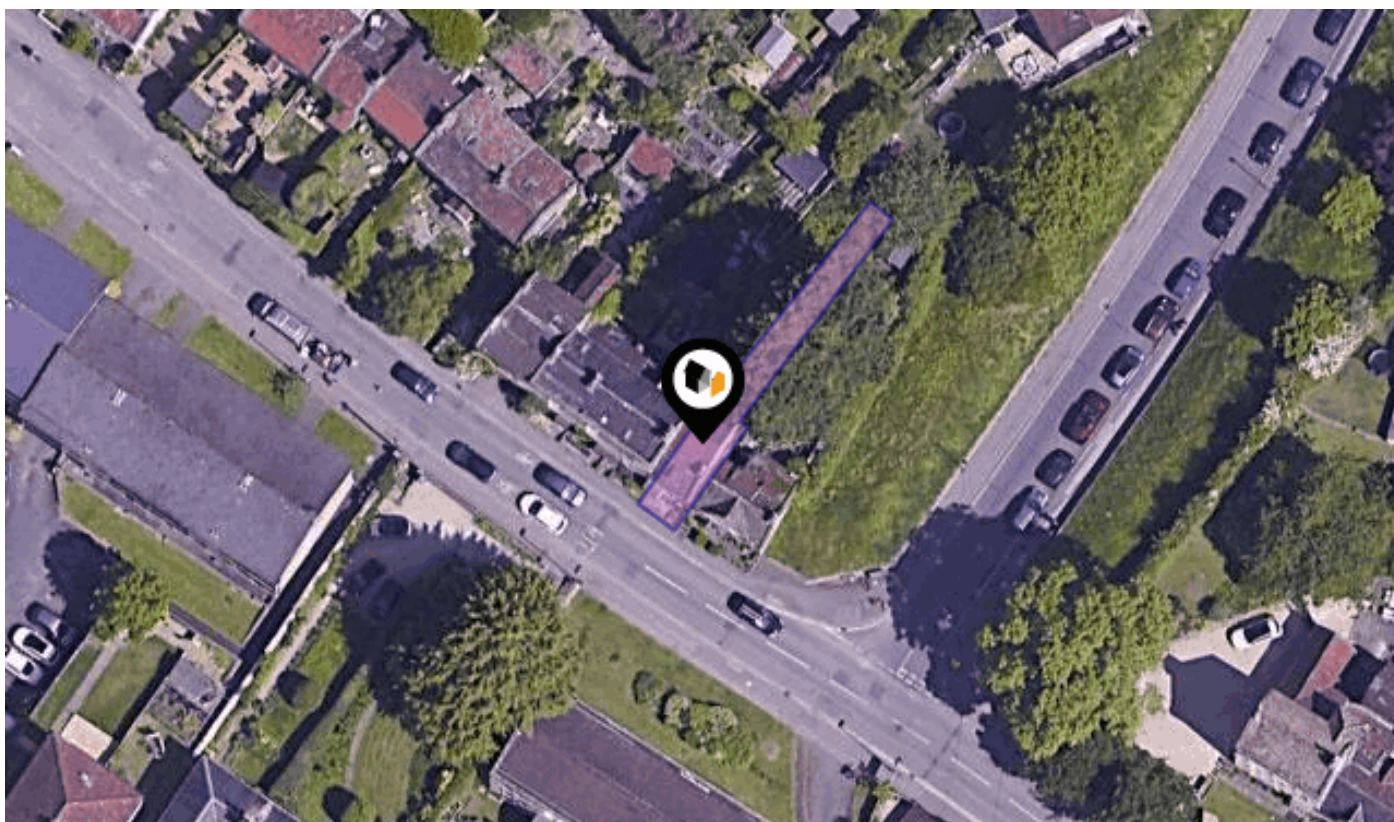




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 23rd January 2024



HIGH STREET, WESTON, BATH, BA1

Asking Price : £260,000

Martin & Co Bath

1 Cleveland Terrace, Bath, BA1 5DF

01225 429999

alex.shingler@martinco.com

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



FREEHOLD

This middle terrace period property is situated in Weston Village which is a much requested area and very popular due to access to Bath city centre, local shops and bus routes.

As you enter the property there is a lobby area and then direct access into the sitting room and through to the kitchen which has an oven, washing machine and a fridge freezer and direct access to the garden. On first floor is a generously sized bedroom and a bathroom with bath (no shower), sink and WC and on the top floor there are a further two double bedrooms.

To the rear of the property is a quaint private patio area with access to a private rear garden.

Bath offers excellent shopping, with many high street retailers and boutique outlets along with its many bars, pubs, restaurants, and some amazing architecture. Which includes The Circus, Pulteney Bridge, The Royal Crescent which is simply outstanding along with Bath Abbey and The Roman Baths. Bath Spa Train Station has services to Bristol and the local areas and a direct route to London Paddington.

All viewings strictly by appointment through Martin & Co Bath.



Property

Type:	Terraced	Asking Price:	£260,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	732 ft ² / 68 m ²		
Plot Area:	0.02 acres		
Year Built :	Before 1900		
Council Tax :	Band B		
Annual Estimate:	£1,516		
Title Number:	ST383188		
UPRN:	100120013805		

Local Area

Local Authority:	Bath And North East Somerset
Conservation Area:	Bath, Bath and North East Somerset
Flood Risk:	
• Rivers & Seas	Medium
• Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

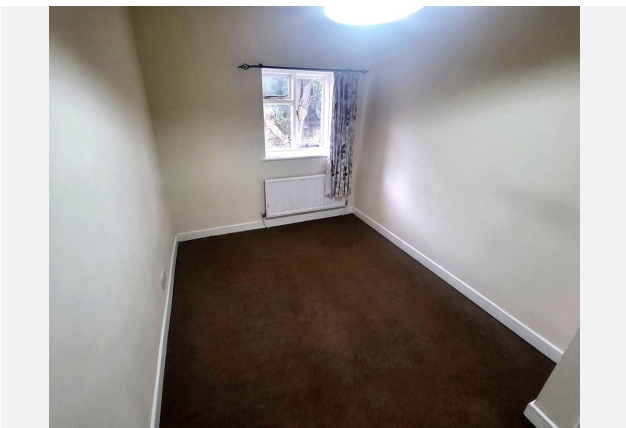
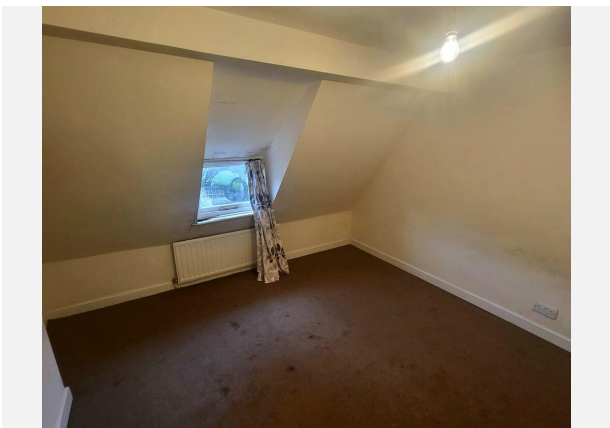
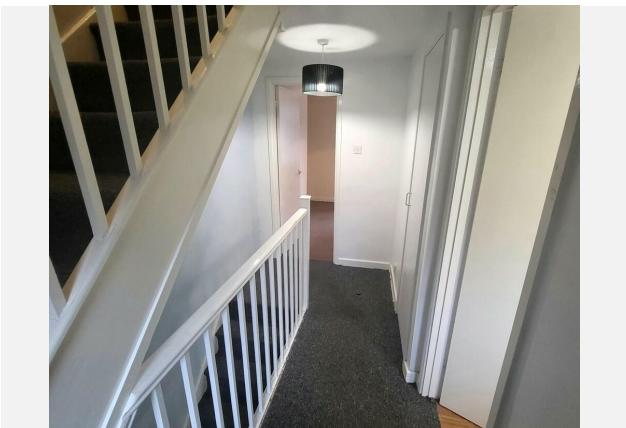
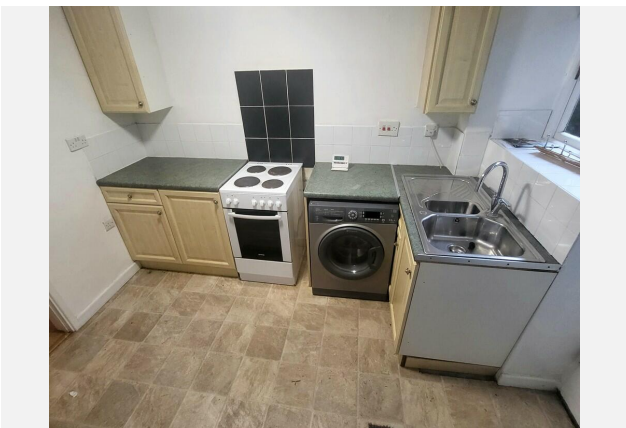
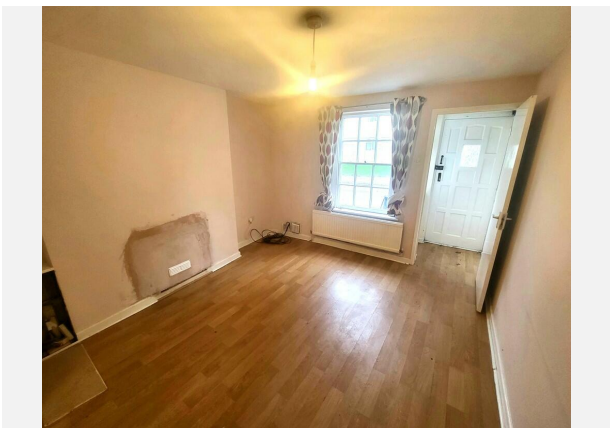
5 mb/s	80 mb/s	1000 mb/s

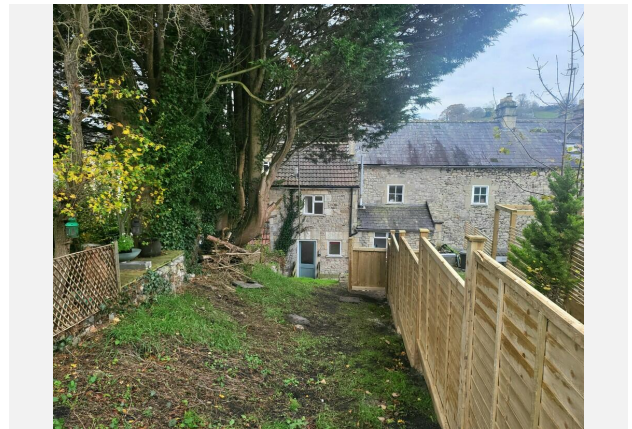
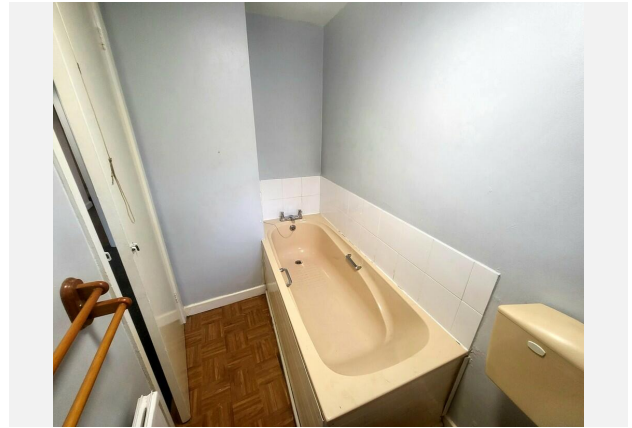
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

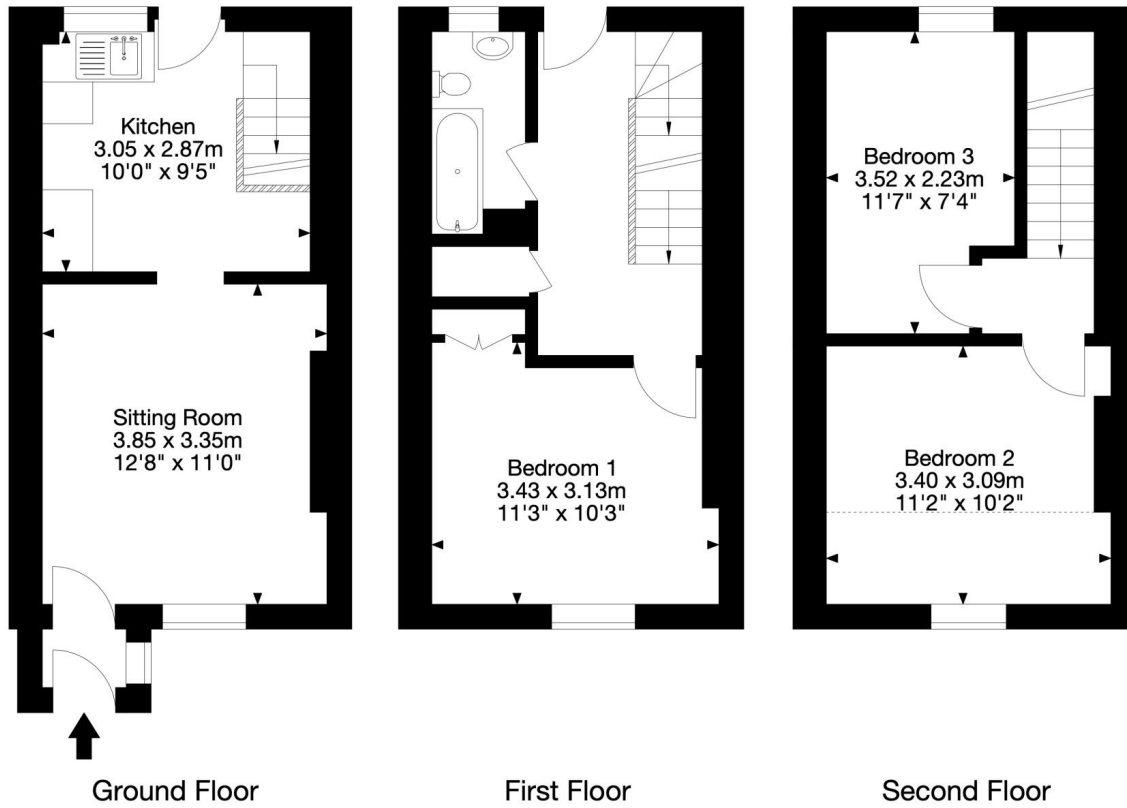






HIGH STREET, WESTON, BATH, BA1

Gross Internal Area (Approx.)
68 sq m / 732 sq ft



Capture Property Marketing 2023. 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.

High Street, Weston, BA1

Energy rating

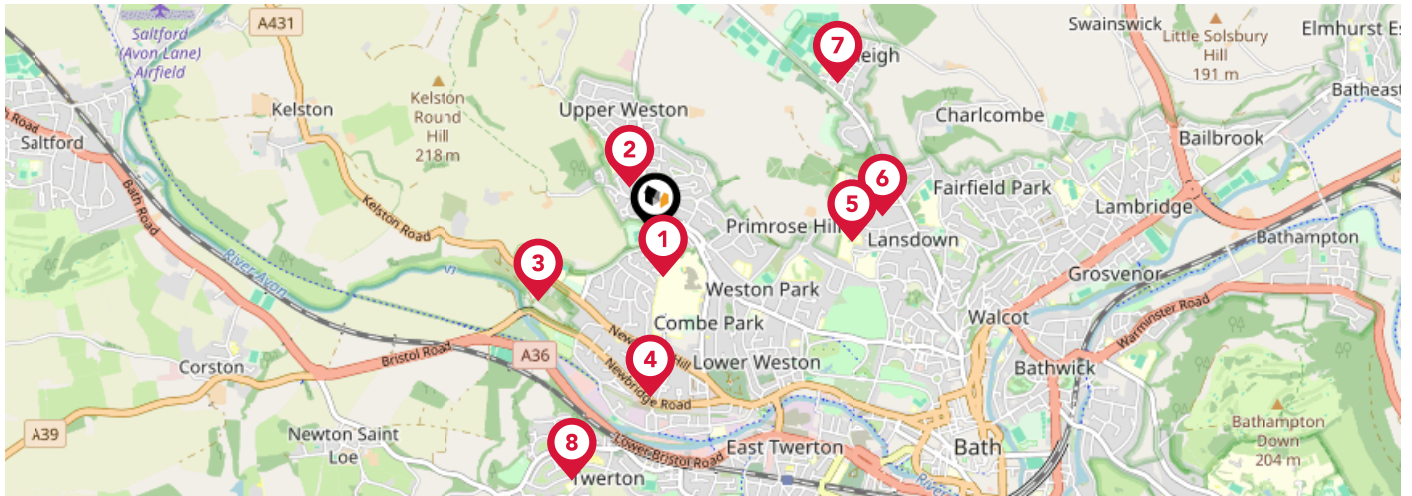
E

Valid until 11.08.2030

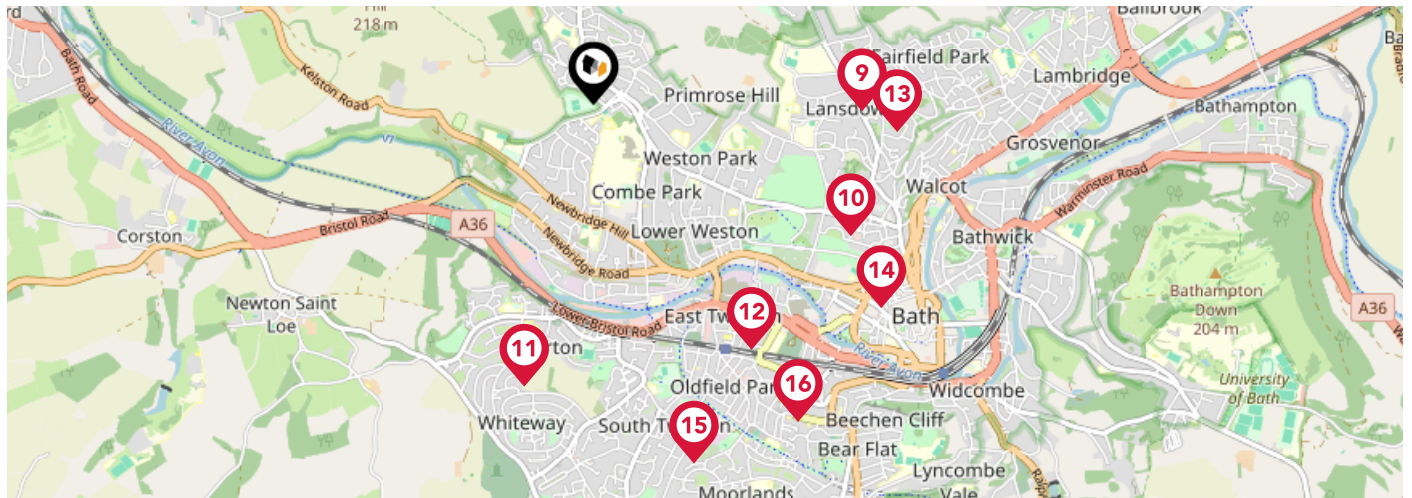
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

Additional EPC Data

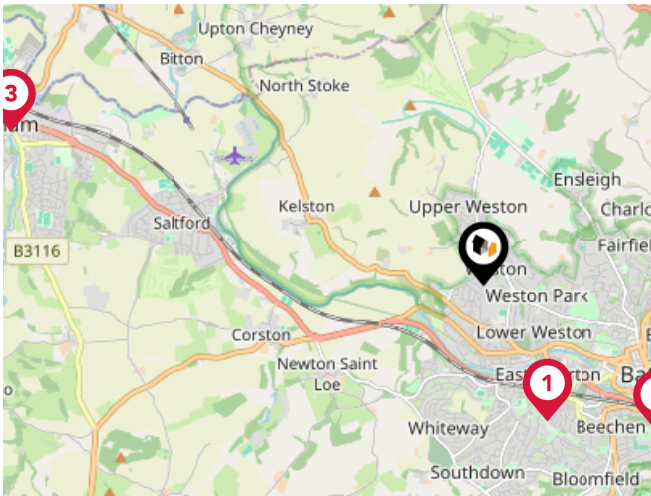
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, no room thermostat
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 75% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	62 m ²



	Nursery	Primary	Secondary	College	Private
<p>1 St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 191 Distance:0.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Weston All Saints CofE Primary School Ofsted Rating: Outstanding Pupils: 600 Distance:0.25</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:0.62</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Newbridge Primary School Ofsted Rating: Good Pupils: 402 Distance:0.74</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:0.91</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:1.05</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Abbot Alphege Academy Ofsted Rating: Requires Improvement Pupils: 61 Distance:1.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 St Michaels Junior Church School Ofsted Rating: Good Pupils: 151 Distance:1.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

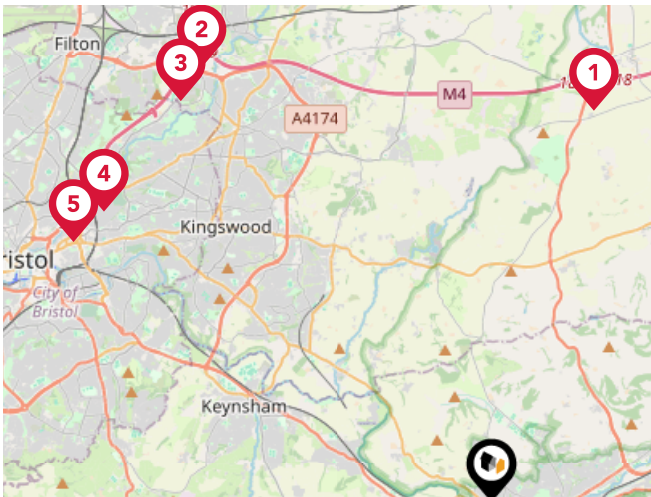


		Nursery	Primary	Secondary	College	Private
	Royal High School GDST Ofsted Rating: Not Rated Pupils: 611 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Andrew's Church School Ofsted Rating: Good Pupils: 219 Distance:1.34	<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:1.34	<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:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Stephens Church School Ofsted Rating: Good Pupils: 385 Distance:1.42	<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:1.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oldfield Park Junior School Ofsted Rating: Good Pupils: 248 Distance:1.73	<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:1.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



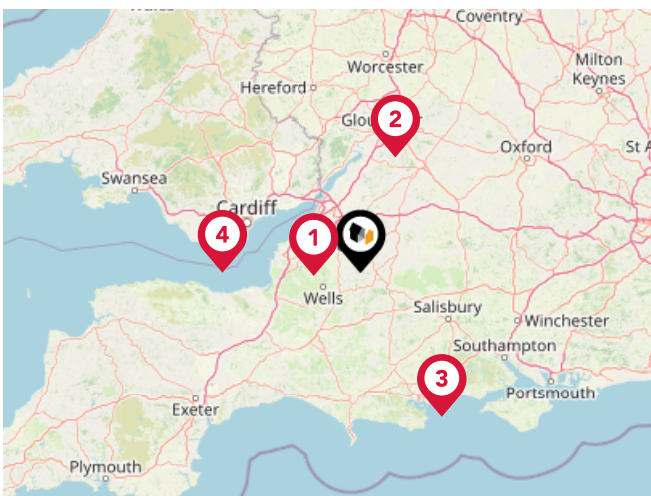
National Rail Stations

Pin	Name	Distance
1	Oldfield Park Rail Station	1.4 miles
2	Bath Spa Rail Station	2.12 miles
3	Keynsham Rail Station	4.59 miles



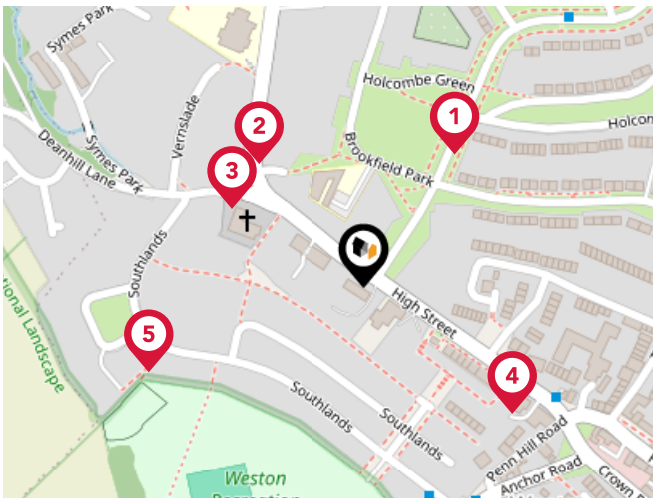
Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	7.46 miles
2	M4 J19	9.65 miles
3	M32 J1	9.38 miles
4	M32 J2	8.95 miles
5	M32 J3	9.1 miles



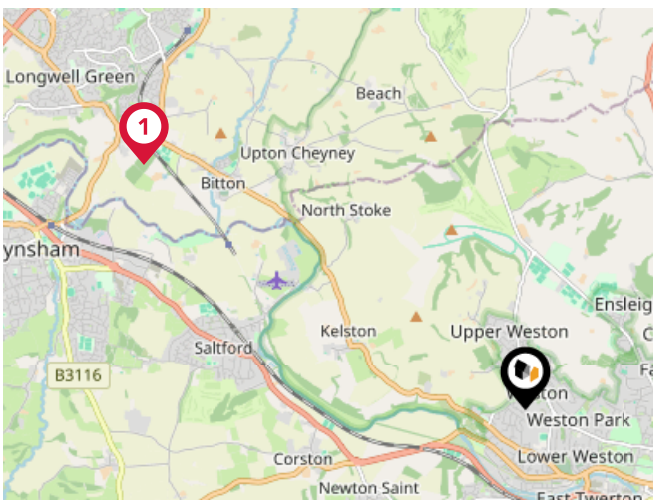
Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	13.69 miles
2	Gloucestershire Airport	35.73 miles
3	Bournemouth International Airport	49.36 miles
4	Cardiff International Airport	40.77 miles



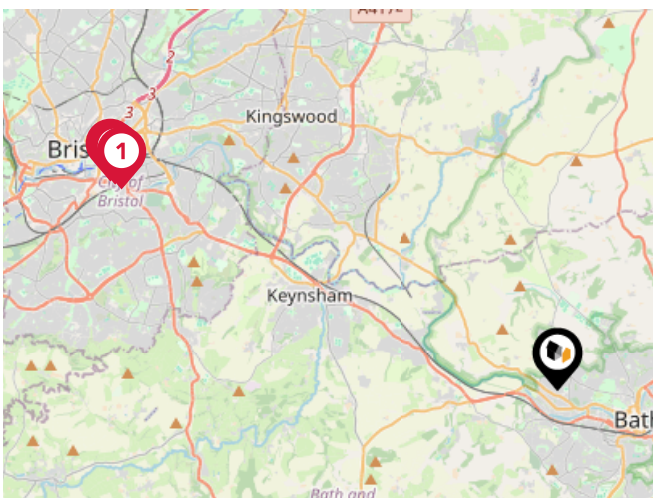
Bus Stops/Stations

Pin	Name	Distance
1	Holcombe Green	0.09 miles
2	Deanhill Lane	0.09 miles
3	Deanhill Lane	0.09 miles
4	Crown and Anchor	0.11 miles
5	Southlands Square	0.13 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	4.2 miles



Ferry Terminals

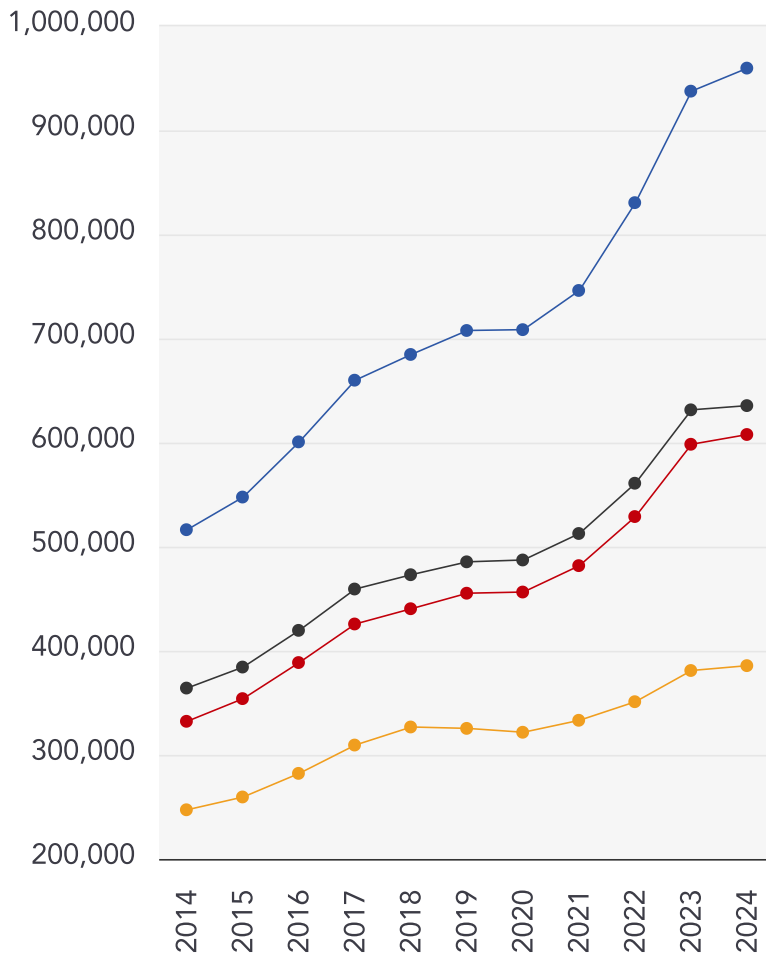
Pin	Name	Distance
1	Temple Meads Station Ferry Landing	8.89 miles
2	Temple Bridge (Bristol) Ferry Landing	9.02 miles
3	St Philip's Bridge	9.13 miles

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.

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.



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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

1 Cleveland Terrace, Bath, BA1 5DF

01225 429999

alex.shingler@martinco.com

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

