

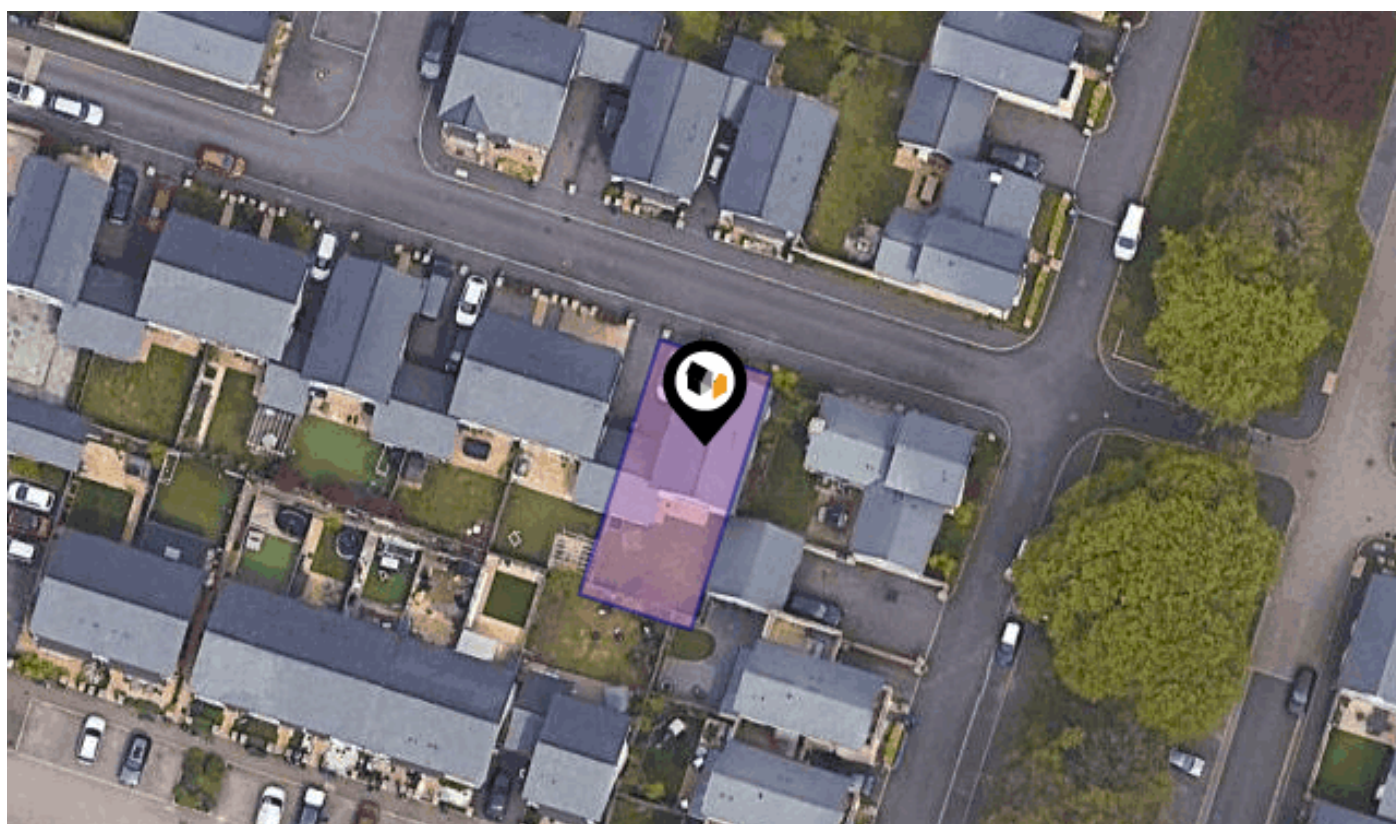


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 17<sup>th</sup> November 2023



**BECKFORD DRIVE, LANSDOWN, BATH, BA1**

**Asking Price : £625,000**

## Martin & Co Bath

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[www.martinco.com/estate-agents-and-letting-agents/branch/bath](http://www.martinco.com/estate-agents-and-letting-agents/branch/bath)



This beautiful property was built approximately five years ago by Linden Homes and is situated within this sought-after development in the highly regarded area of Lansdown. The entrance hall leads to the beautifully presented kitchen/dining room and generous living room.

The kitchen/dining room, located to the front of the property, has modern units under a laminate worktop. Integrated appliances include a fridge/freezer, an electric fan oven, 5 ring gas hob and dishwasher. The sitting room is located to the rear of the property, with patio doors to the rear garden. To the first floor is the principal bedroom with a modern en-suite shower room. Two further double bedrooms, a single bedroom and a contemporary bathroom complete the accommodation.

Externally, you have a cast iron fence with stone pillars enclosing the front garden with a central path leading to the front door. The tandem driveway is to the side providing parking for at least two vehicles and the single garage. The south-facing rear garden has a patio area leading directly from the living room with ample space for a table and chairs. The garden is mainly laid to lawn with planted borders.

Ensleigh was Linden Homes' flagship development, finished in 2020, and designed by local architects – Nash Partnerships – to complement the surrounding area. Ensleigh features an exclusive collection of well-designed, high quality homes, set in an elevated position in the Lansdown area, just two miles from the city centre. A development inspired by the local architecture, Ensleigh, features large windows that flood the properties with light. Situated near the racecourse and surrounded by beautiful countryside, the development provides easy access to the M4 and M5, plus there are also several good schools close by, including the Abbot Alphege Academy which is located at the end of the road.

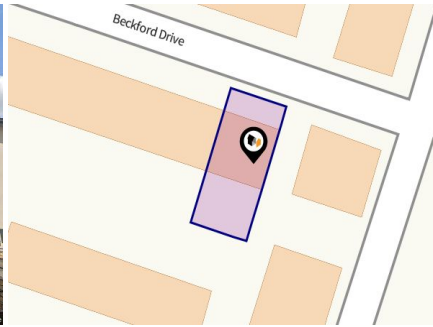
### AGENTS NOTES

Please be aware that this property cannot be used for Air BnB.

Management Company: First Port Property Services

Estate management charge: £252.72per annum (2022-23)



The charge period runs from 1st October to 30th September with payment in May.














## Property

Type:	Detached	Last Sold £/ft <sup>2</sup> :	£410
Bedrooms:	4	Asking Price:	£625,000
Floor Area:	1,289 ft <sup>2</sup> / 119 m <sup>2</sup>	Tenure:	Freehold
Plot Area:	0.06 acres		
Year Built :	2018		
Council Tax :	Band F		
Annual Estimate:	£2,816		
Title Number:	ST350203		
UPRN:	10093714882		

## Local Area

Local Authority:	Bath And North East Somerset	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)	
Conservation Area:	No	28 mb/s	1000 mb/s
Flood Risk:			
• Rivers & Seas	Very Low		
• Surface Water	Very Low		

Mobile Coverage: (based on calls indoors)	Satellite/Fibre TV Availability:		
			
			
			













## BECKFORD DRIVE, LANSDOWN, BATH, BA1

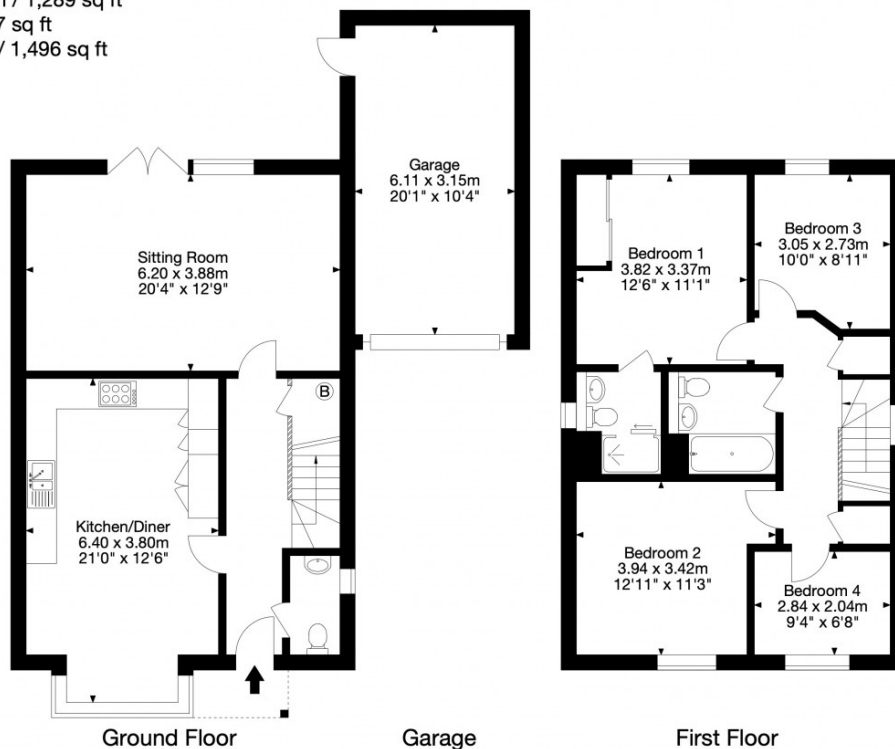
Beckford Drive, Lansdown, Bath, Somerset BA1 9AU

Gross Internal Area (Approx.)

Main House = 120 sq m / 1,289 sq ft

Garage = 19 sq m / 207 sq ft

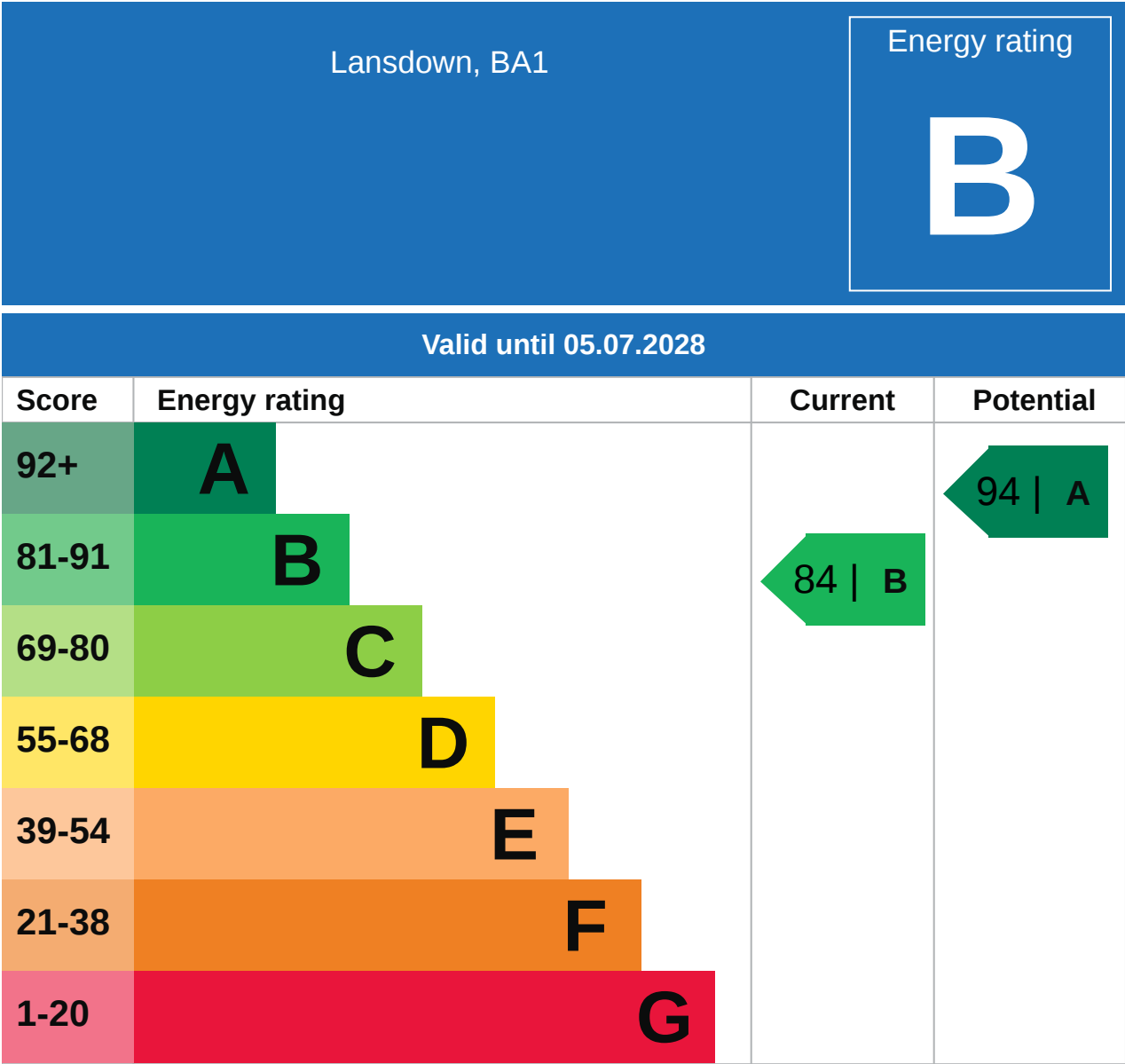
Total Area = 139 sq m / 1,496 sq ft



Capture Property Marketing 2023. Drawn to RICS guidelines. Not shown to scale. Plans for illustrative purposes only. All features, their positions, and window locations are approximate. All measurements and areas are approximate and should not be relied on as a statement of fact.

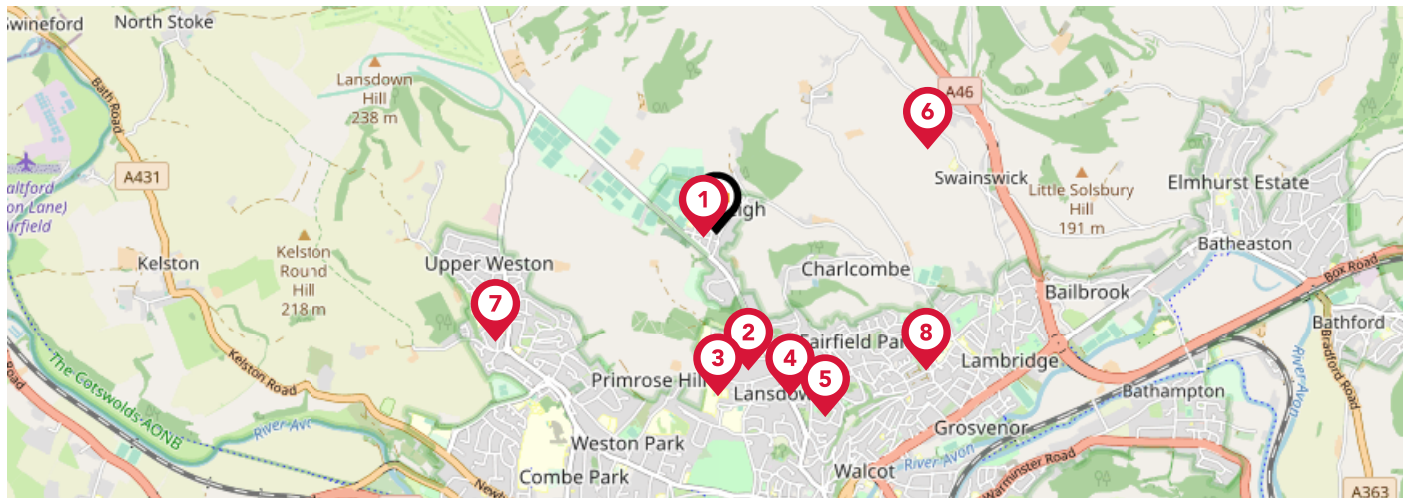
**Capture.**





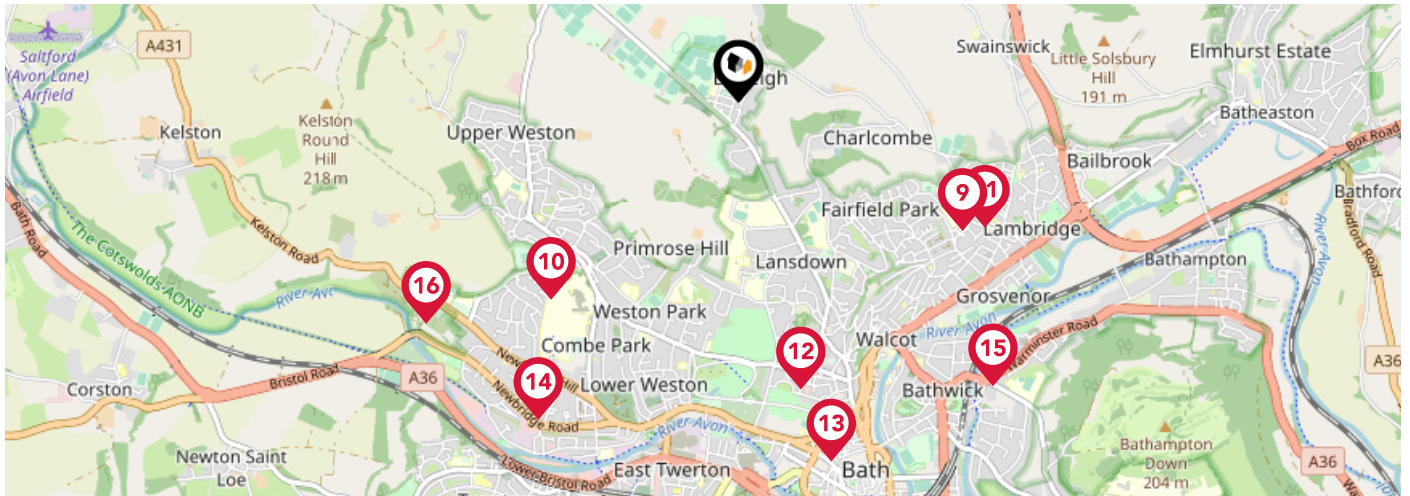
## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.21 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.11 W/m-Â°K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.14 W/m-Â°K
<b>Total Floor Area:</b>	120 m <sup>2</sup>

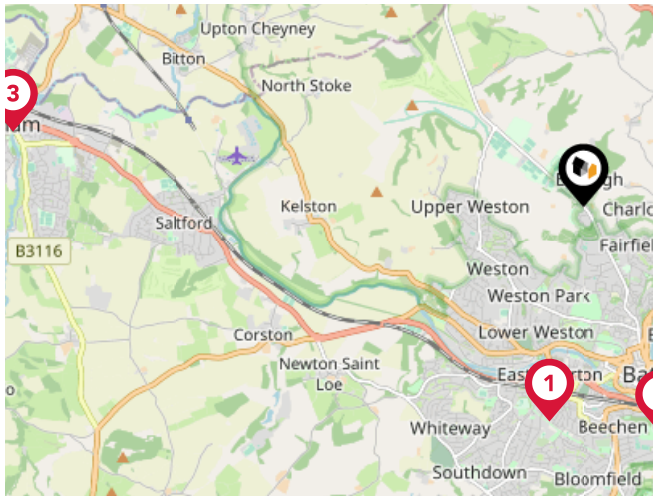


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Abbot Alphege Academy</b> Ofsted Rating: Requires Improvement   Pupils: 61   Distance:0.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Kingswood School</b> Ofsted Rating: Not Rated   Pupils: 800   Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Kingswood Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 373   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Royal High School GDST</b> Ofsted Rating: Not Rated   Pupils: 611   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Stephens Church School</b> Ofsted Rating: Good   Pupils: 385   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Swainswick Church School</b> Ofsted Rating: Good   Pupils: 78   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Weston All Saints CofE Primary School</b> Ofsted Rating: Outstanding   Pupils: 600   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Mark's CofE School</b> Ofsted Rating: Good   Pupils:0   Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



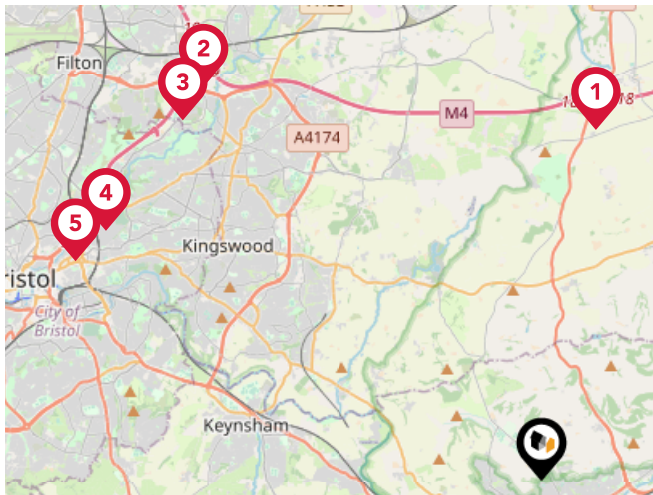


		Nursery	Primary	Secondary	College	Private
	<b>St Saviours Infant Church School</b> Ofsted Rating: Good   Pupils: 161   Distance: 1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 191   Distance: 1.26	<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: 1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Andrew's Church School</b> Ofsted Rating: Good   Pupils: 219   Distance: 1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bath Academy</b> Ofsted Rating: Not Rated   Pupils: 86   Distance: 1.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Newbridge Primary School</b> Ofsted Rating: Good   Pupils: 402   Distance: 1.73	<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: 1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Oldfield School</b> Ofsted Rating: Good   Pupils: 1249   Distance: 1.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>








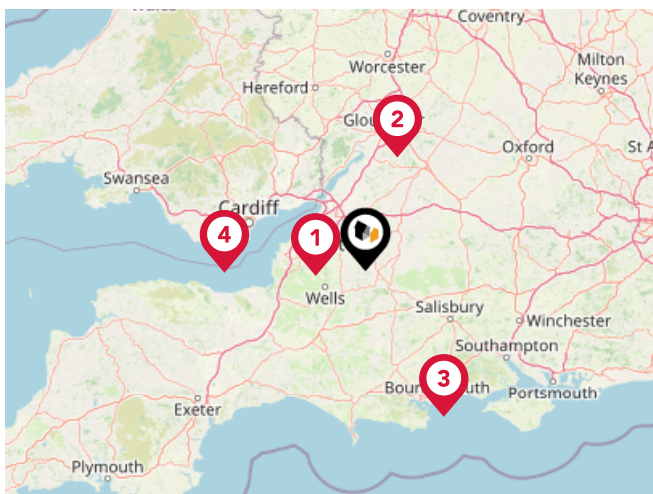
### National Rail Stations

Pin	Name	Distance
	Oldfield Park Rail Station	2.02 miles
	Bath Spa Rail Station	2.22 miles
	Keynsham Rail Station	5.32 miles




### Trunk Roads/Motorways

Pin	Name	Distance
	M4 J18	6.57 miles
	M4 J19	9.61 miles
	M32 J1	9.43 miles
	M32 J2	9.31 miles
	M32 J3	9.55 miles

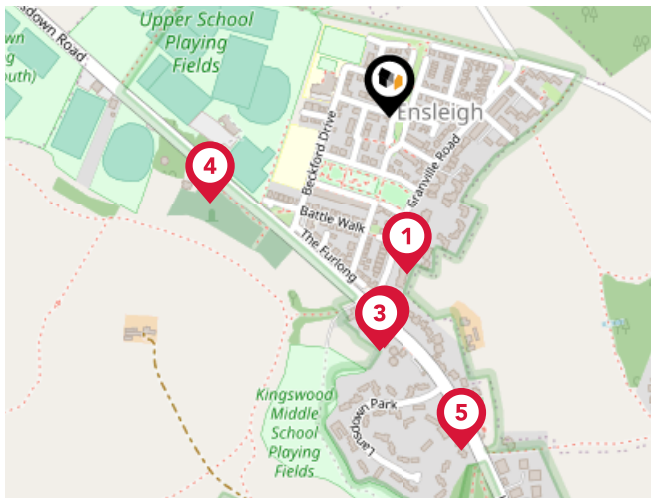


### Airports/Helipads

Pin	Name	Distance
	Bristol International Airport	14.64 miles
	Gloucestershire Airport	34.79 miles
	Bournemouth International Airport	49.55 miles
	Cardiff International Airport	41.67 miles

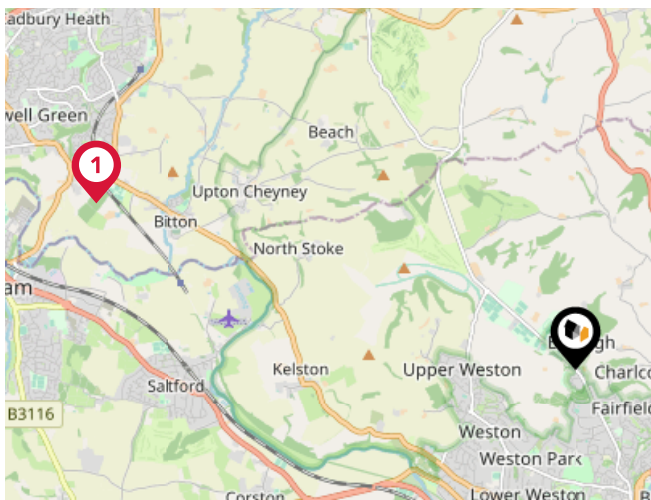
# Area

## Transport (Local)



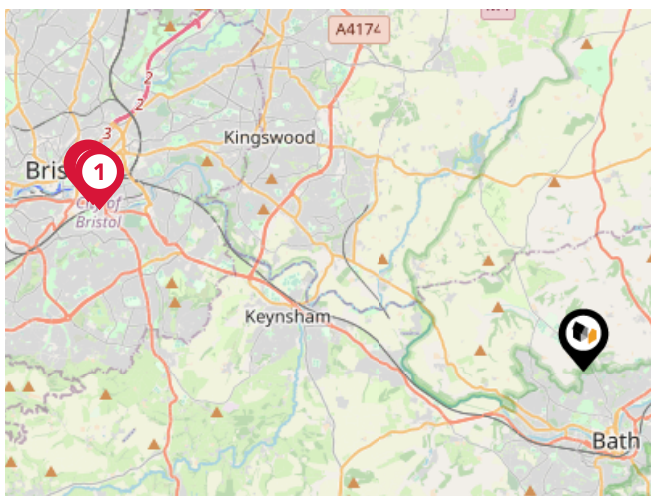
### Bus Stops/Stations

Pin	Name	Distance
	MOD Enleigh	0.18 miles
	Hamilton House	0.27 miles
	Hamilton House	0.27 miles
	Lansdown Cemetery	0.23 miles
	Lansdown Park	0.39 miles



### Local Connections

Pin	Name	Distance
	Bitton (Avon Valley Railway)	4.7 miles

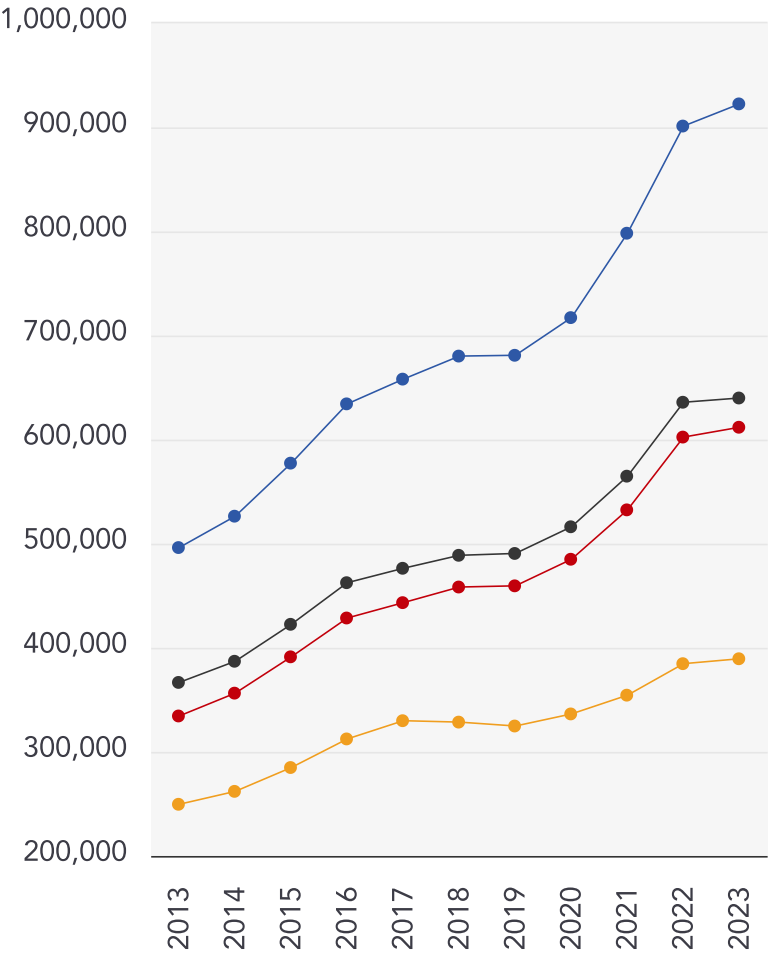


### Ferry Terminals

Pin	Name	Distance
	Temple Meads Station Ferry Landing	9.46 miles
	Temple Bridge (Bristol) Ferry Landing	9.59 miles
	St Philip's Bridge	9.7 miles



### 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

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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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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

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