

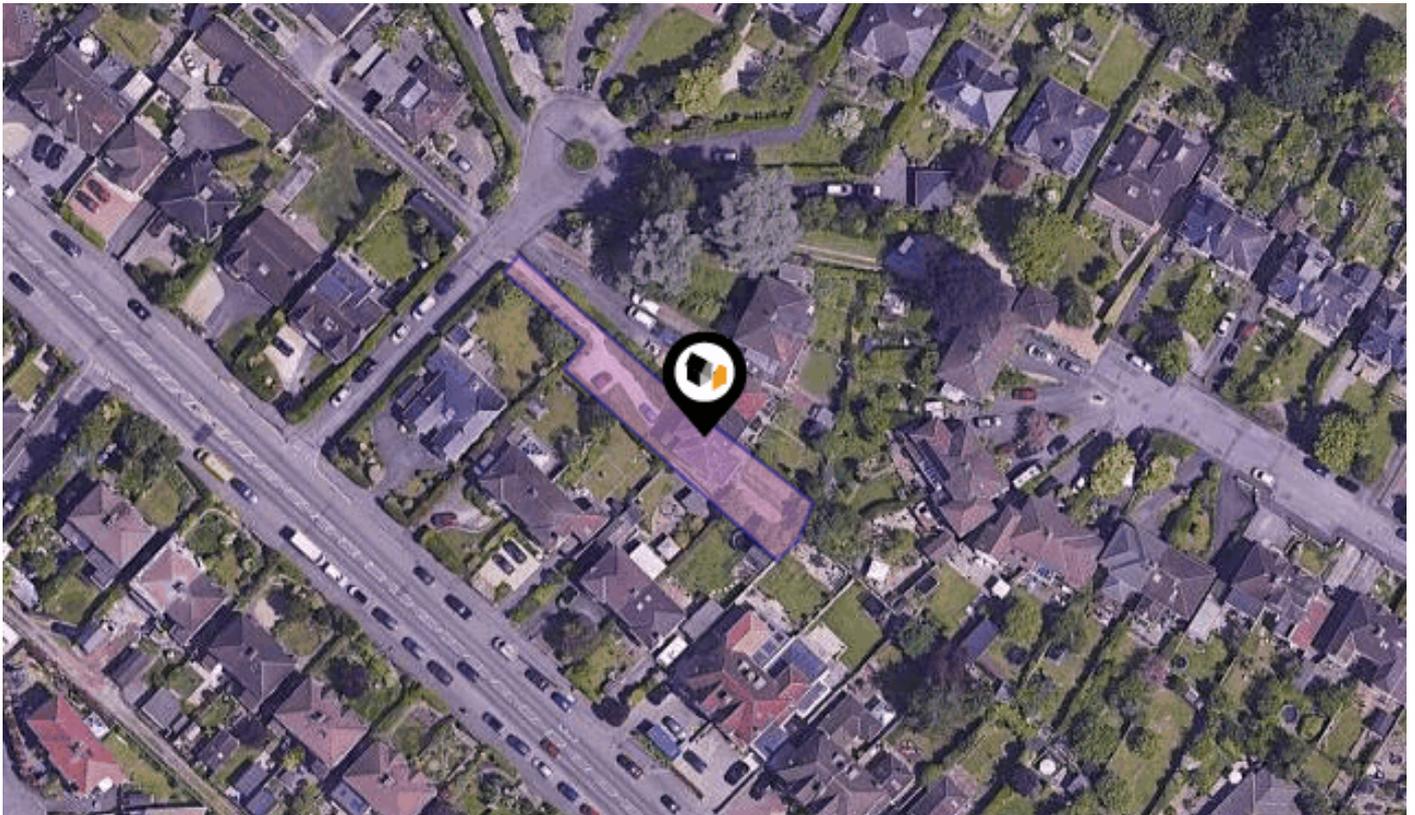


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 31st May 2024



YOMEDE PARK, BATH, BA1

Martin & Co Bath

1 Cleveland Terrace, Bath, BA1 5DF

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david.minors@martinco.com

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

FREEHOLD / NO CHAIN

Martin & Co Bath are offering for sale this spacious semi-detached property which is just off Newbridge Road in a cul de sac and could be a lovely family home or an investment as its currently is being used as an HMO under Licence and with no onward chain.

As you enter the property from the entrance hallway to the left and the right are two reception rooms which are currently used two bedrooms and a downstairs shower room. Then there is access to the open plan Living / dining room which doors leading out to the garden and to the right is access to the modern fitted kitchen which again has access to the garden.

Obviously, you change the configuration to suite your own needs as a family home or as an HMO. On the first floor there are there are 4 bedrooms with the principal bedroom has an En- Suite shower. Also on this floor is access to the loft space and a family bathroom. To the rear of the property is a garden which is mainly laid to lawn with a patio area and as the property is set back from the road and there is a ample parking for 3/4 cars.

Newbridge is a popular residential just area two miles to the West of Bath City Centre. It has a regular bus service into bath and has easy access to the A4 to Bristol and Bath City Centre. Bath City Centre 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.

Agents notes

Please be aware that the current tenants contract ends 14th June 2024.



Property

Type:	Semi-Detached	Last Sold £/ft²:	£261
Bedrooms:	6	Tenure:	Freehold
Floor Area:	1,528 ft ² / 142 m ²		
Plot Area:	0.14 acres		
Year Built :	1930-1949		
Council Tax :	Band E		
Annual Estimate:	£2,634		
Title Number:	ST228239		
UPRN:	100120032450		

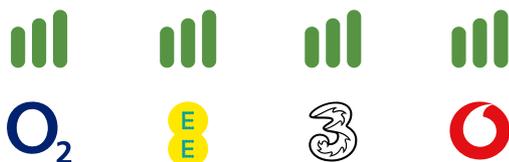
Local Area

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)

7 mb/s	58 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



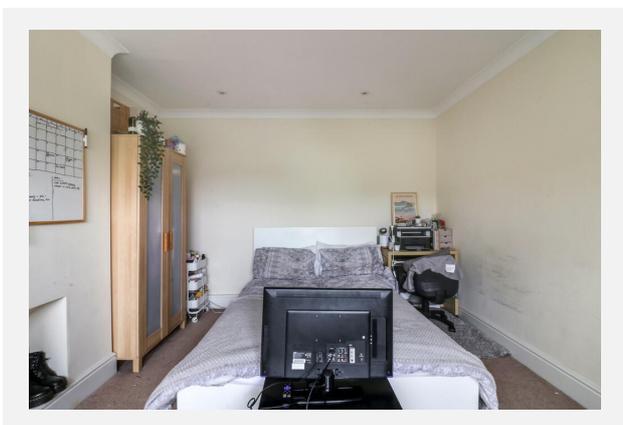
Planning History

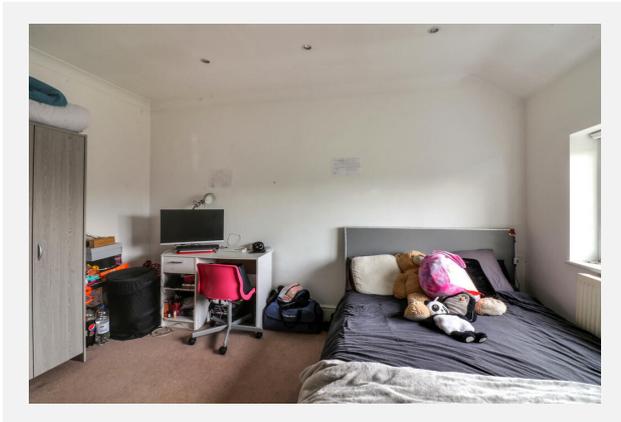
This Address



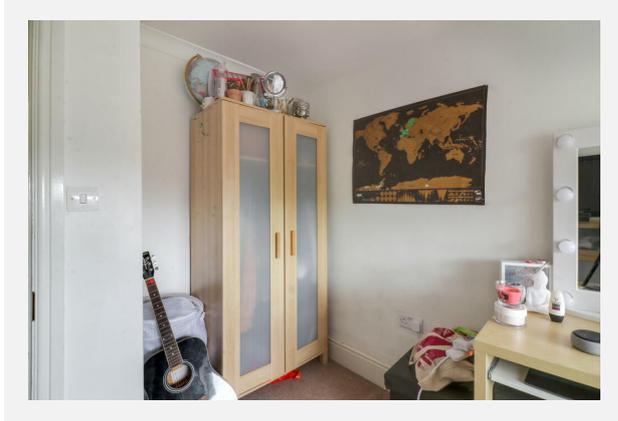
Planning records for: *13, Yomedo Park, Bath, BA1 3LS*

Reference - 04/01637/FUL	
Decision:	Application Permitted
Date:	19th May 2004
Description:	Part single storey and part two storey side extension

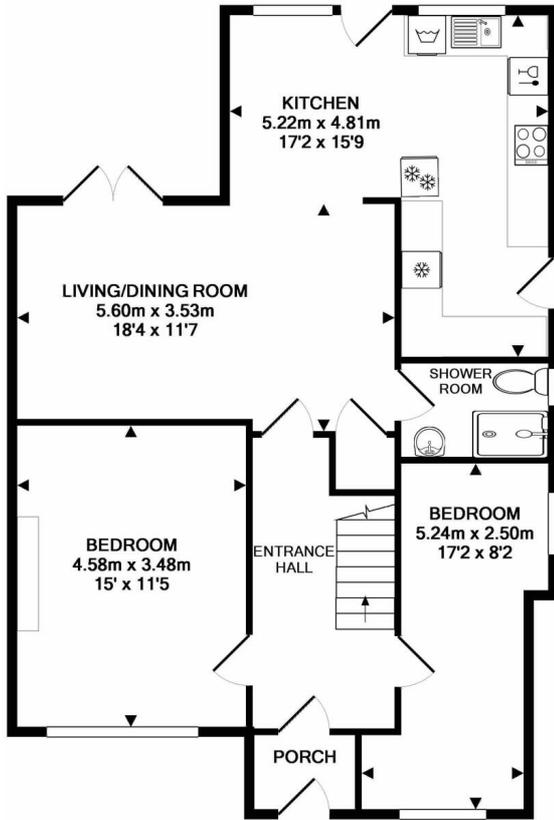




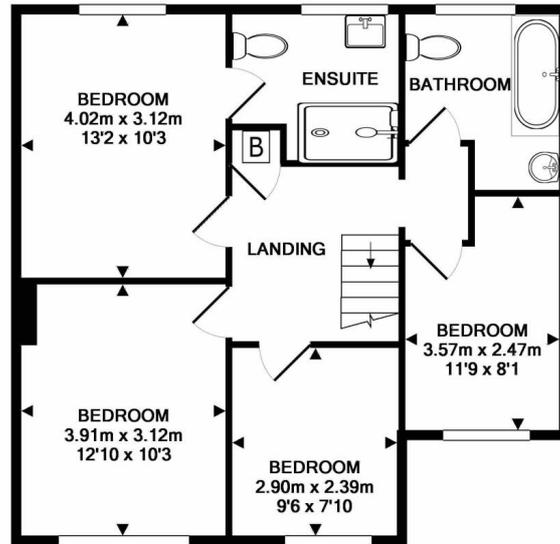




YOMEDE PARK, BATH, BA1



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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LOWER WESTON, BATH, BA1

Energy rating

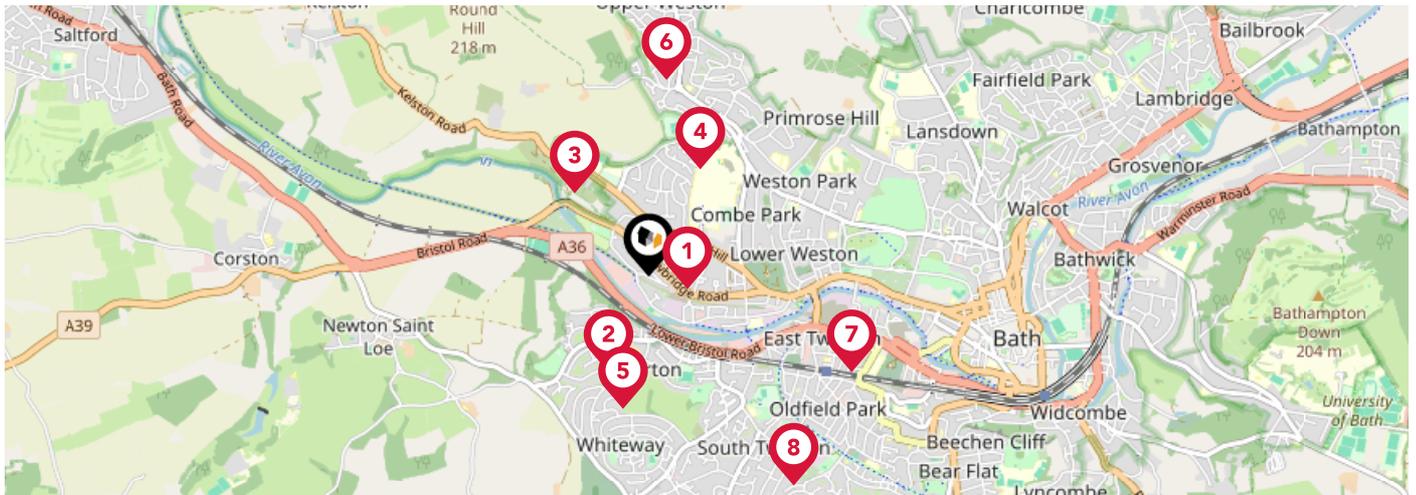
C

Valid until 04.03.2031

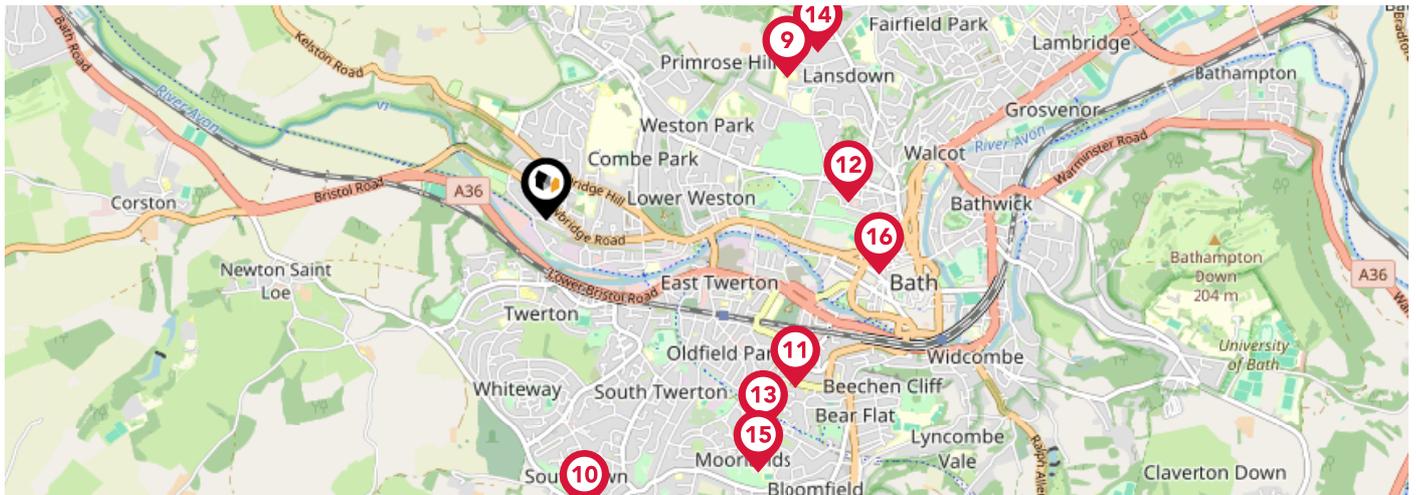
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

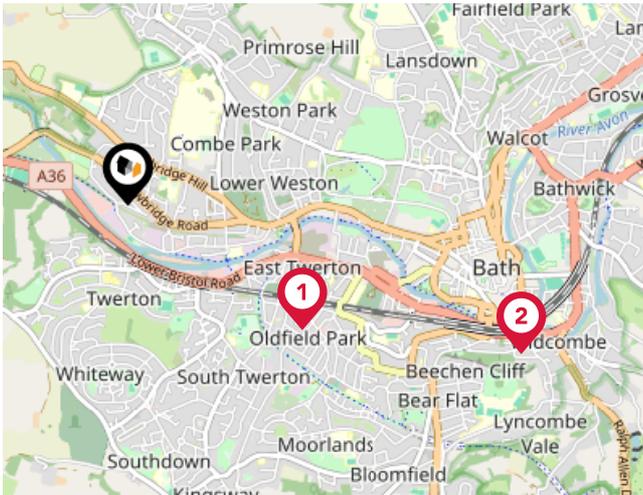
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 79% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	142 m ²



		Nursery	Primary	Secondary	College	Private
	Newbridge Primary School Ofsted Rating: Good Pupils: 402 Distance:0.18	<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:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oldfield School Ofsted Rating: Good Pupils: 1249 Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 191 Distance:0.55	<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:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Weston All Saints CofE Primary School Ofsted Rating: Outstanding Pupils: 600 Distance:0.92	<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:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oldfield Park Junior School Ofsted Rating: Good Pupils: 248 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

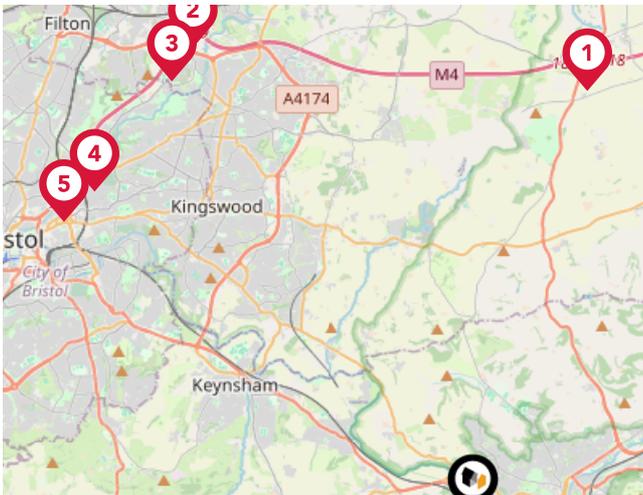


		Nursery	Primary	Secondary	College	Private
	Kingswood Preparatory School Ofsted Rating: Not Rated Pupils: 373 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Roundhill Primary School Ofsted Rating: Inadequate Pupils: 320 Distance:1.37	<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:1.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Andrew's Church School Ofsted Rating: Good Pupils: 219 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John's Catholic Primary School Ofsted Rating: Good Pupils: 315 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingswood School Ofsted Rating: Not Rated Pupils: 800 Distance:1.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moorlands Infant School Ofsted Rating: Good Pupils: 169 Distance:1.52	<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:1.56	<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	0.98 miles
2	Bath Spa Rail Station	1.94 miles
3	Keynsham Rail Station	4.67 miles



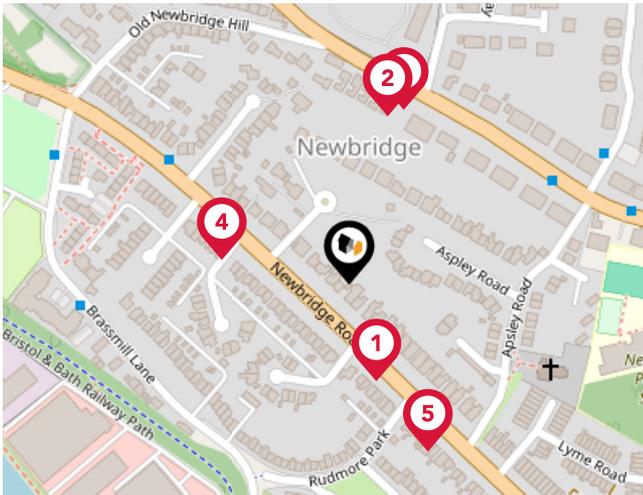
Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	8.18 miles
2	M4 J19	10.13 miles
3	M32 J1	9.82 miles
4	M32 J2	9.22 miles
5	M32 J3	9.32 miles



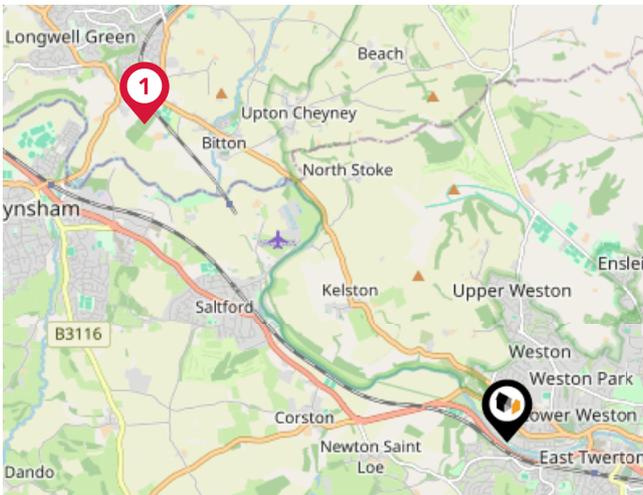
Airports/HELIPADS

Pin	Name	Distance
1	Bristol International Airport	13.47 miles
2	Gloucestershire Airport	36.45 miles
3	Bournemouth International Airport	48.86 miles
4	Cardiff International Airport	40.58 miles



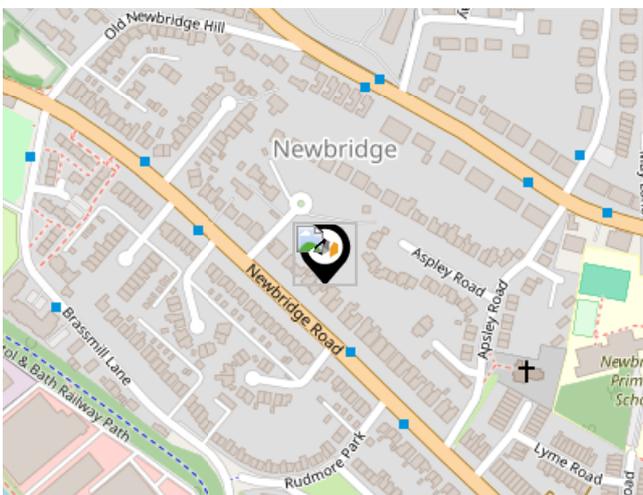
Bus Stops/Stations

Pin	Name	Distance
1	Rudmore Park	0.06 miles
2	Partis College	0.1 miles
3	Partis College	0.11 miles
4	Newbridge Gardens	0.07 miles
5	Rudmore Park	0.11 miles



Local Connections

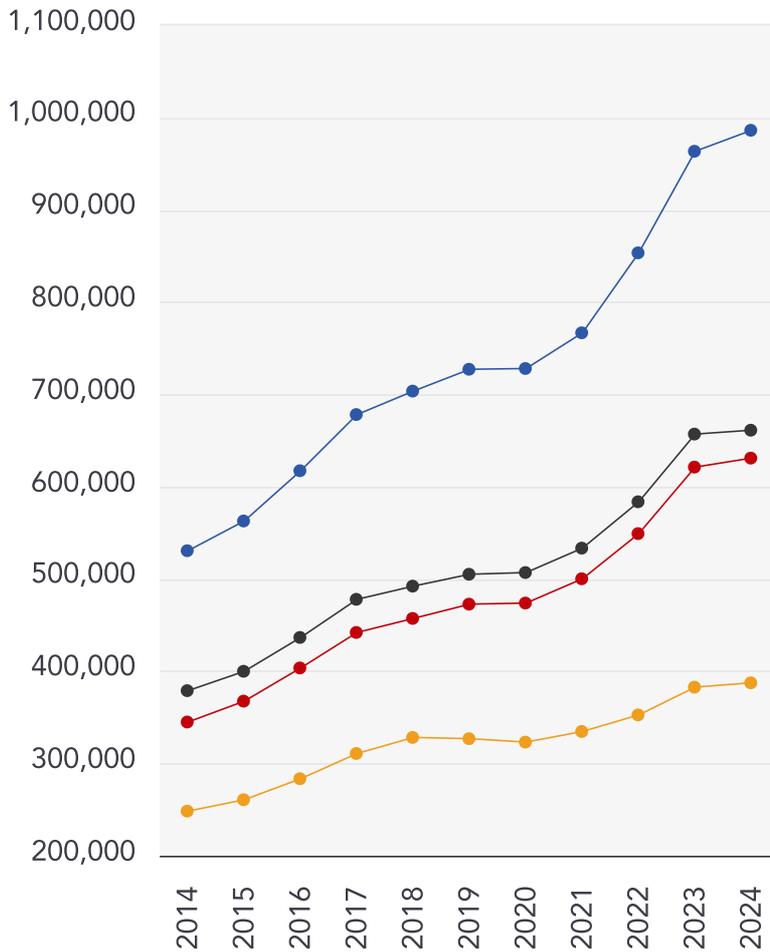
Pin	Name	Distance
1	Bitton (Avon Valley Railway)	4.46 miles



Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	9.03 miles
2	Temple Bridge (Bristol) Ferry Landing	9.16 miles
3	St Philip's Bridge	9.27 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

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

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