

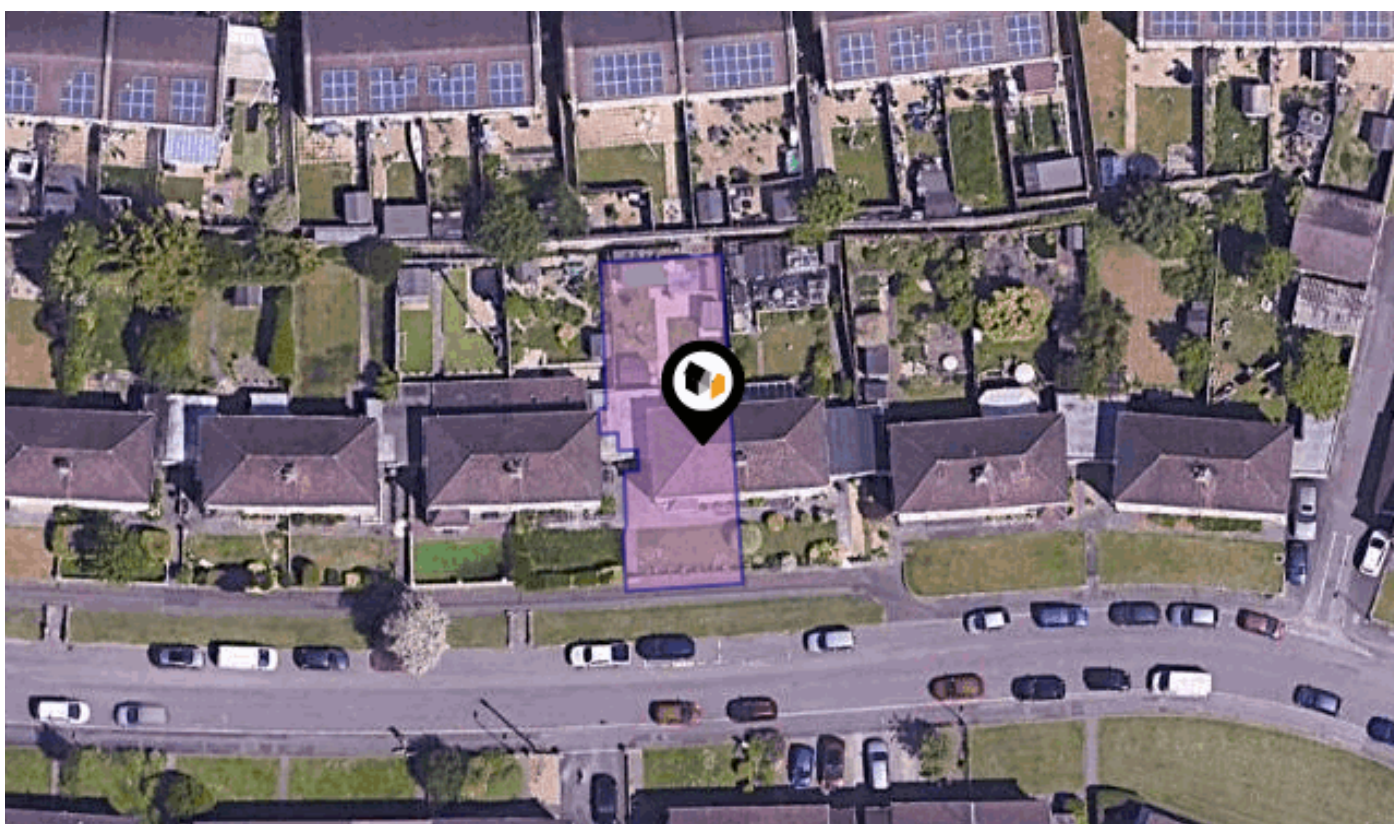


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 03<sup>rd</sup> January 2025



## BROOKFIELD PARK, BATH, BA1

Asking Price : £450,000

### Martin & Co Bath

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### **FREEHOLD - SEMI DETACHED FAMILY HOME**

Martin & Co Bath are offering for sale this 4 bedroom Semi Detached family home for sale in very good condition, located in the very popular location in Weston with full gas central heating and fully double glazing.

As you approach the property to the left hand side there is a disabled entrance. As you enter the front door to the right hand side of the entrance hallway is the front reception room which has a double glazed front aspect window, TV point, radiator, wooden laminated flooring with double doors leading through to the dining room.

The dining room has a radiator and wooden laminated flooring with access leading through the purpose built bedroom 4 again with wooden laminated flooring a radiator and two double glazed windows over looking the rear garden and directly off this room is a fully tiled wet room with a low level WC. To the left of the dining room is the kitchen which comprises of a double glazed window over looking the rear garden, a single drainer sink unit with mixer taps and a range of wall and base units providing storage.

There are part tiles walls, spot lights, laminated work top surfaces and space for a cooker with an overhead extractor fan. From the Kitchen there is access to work shop area which has a double glazed window , laminated work top surfaces, plumbing for a washing machine and shelving. There is also separate downstairs WC and a double glazed door leading out to the patio and garden.

There are three double bedrooms that all have built in storage and double glazed windows with Bedroom two over looking the rear garden. There is a family shower room which is fully tiled and has a pedestal wash hand basin and a low level WC.

To the rear of the property is a well maintained garden with a paved pathway garden sheds, a lawned area, a small paved patio and the garden is fully enclosed by wooden fencing. Parking is on street parking.

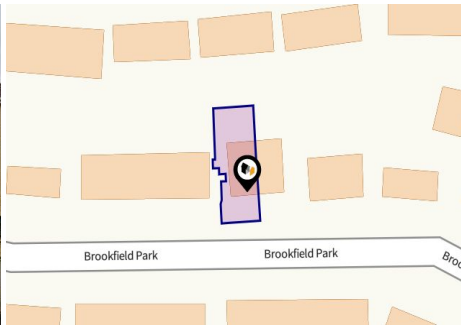
Weston is a very popular area due to proximity of the RUH and its excellent schools which include St Mary's Catholic Primary School, Newbridge Primary School and Oldfield Secondary School to mention a few. There are local shops and Cafes on Weston High Street and Chelsea Road and good local bus routes into the City Centre and the surrounding areas.

If you want to go into Bath City Centre which is approximately 3.5 miles away you can enjoy the 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 and 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 direct route to London Paddington.

All viewings are by appointment only

### **AGENTS NOTES**

There is a Water softener and a filtered drinking water system.



## Property




Type:	Semi-Detached
Bedrooms:	4
Floor Area:	1,108 ft <sup>2</sup> / 103 m <sup>2</sup>
Plot Area:	0.07 acres
Council Tax :	Band C
Annual Estimate:	£1,916
Title Number:	AV27842

Asking Price:	£450,000
Tenure:	Freehold

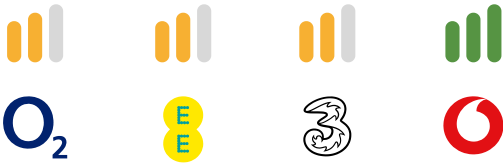
## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	100 mb/s	1000 mb/s
		

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Planning History

## This Address



Planning records for: **Brookfield Park, Bath, BA1**

Reference - 14/03925/FUL	
Decision:	Application Permitted
Date:	23rd August 2014
Description:	Erection of single storey rear extension

Reference - 23/01817/FUL	
Decision:	Application Withdrawn
Date:	17th May 2023
Description:	Formation of driveway to front elevation to include EV charging point.











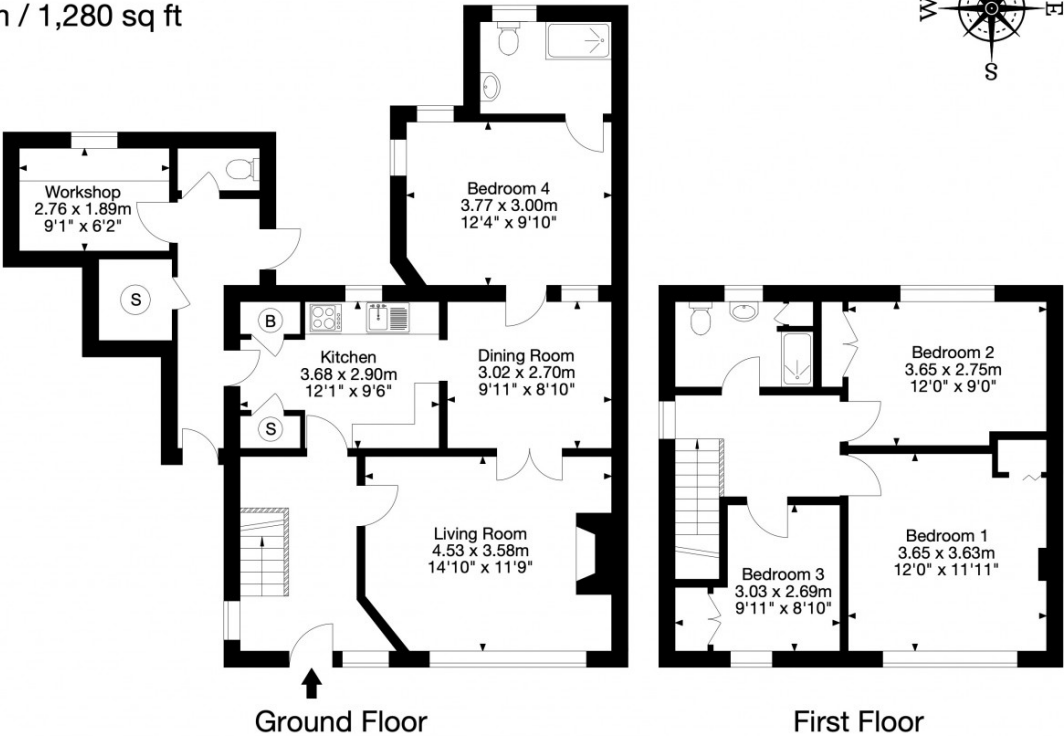
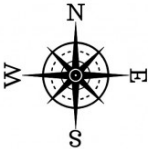






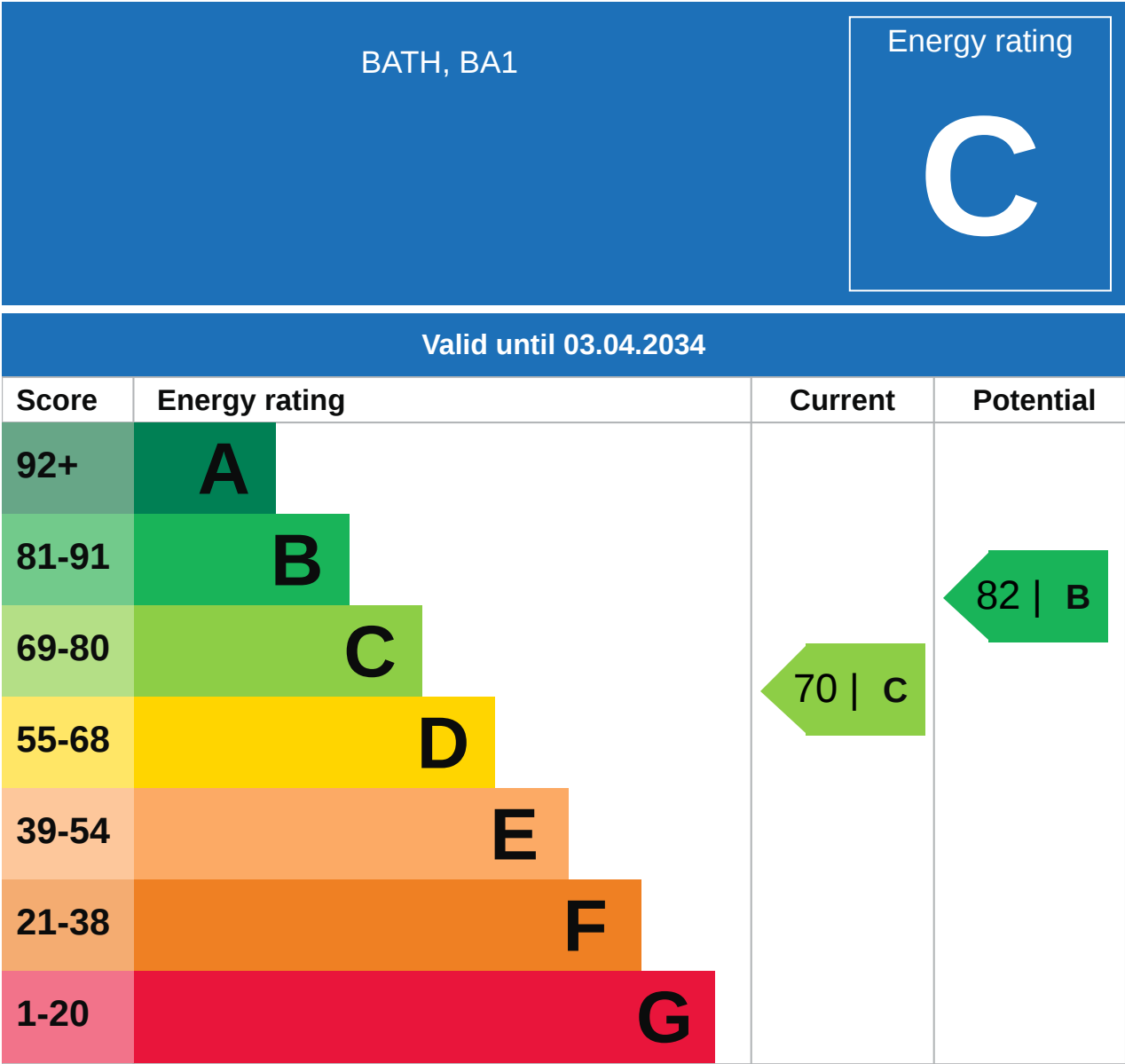
**BROOKFIELD PARK, BATH, BA1**

Brookfield Park, Bath BA1 4JJ  
Gross Internal Area (Approx.)  
119 sq m / 1,280 sq ft



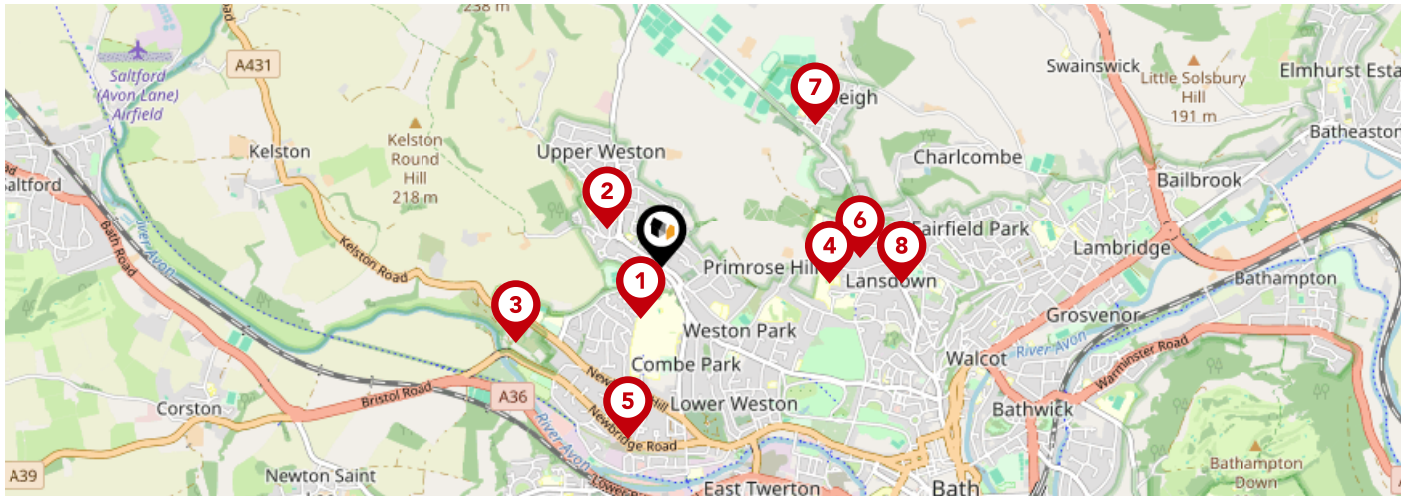
Capture Property Marketing 2024. Drawn to RICS guidelines. Not drawn to scale.  
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.  
All measurements and areas are approximate and should not be relied on as a statement of fact.

Capture.



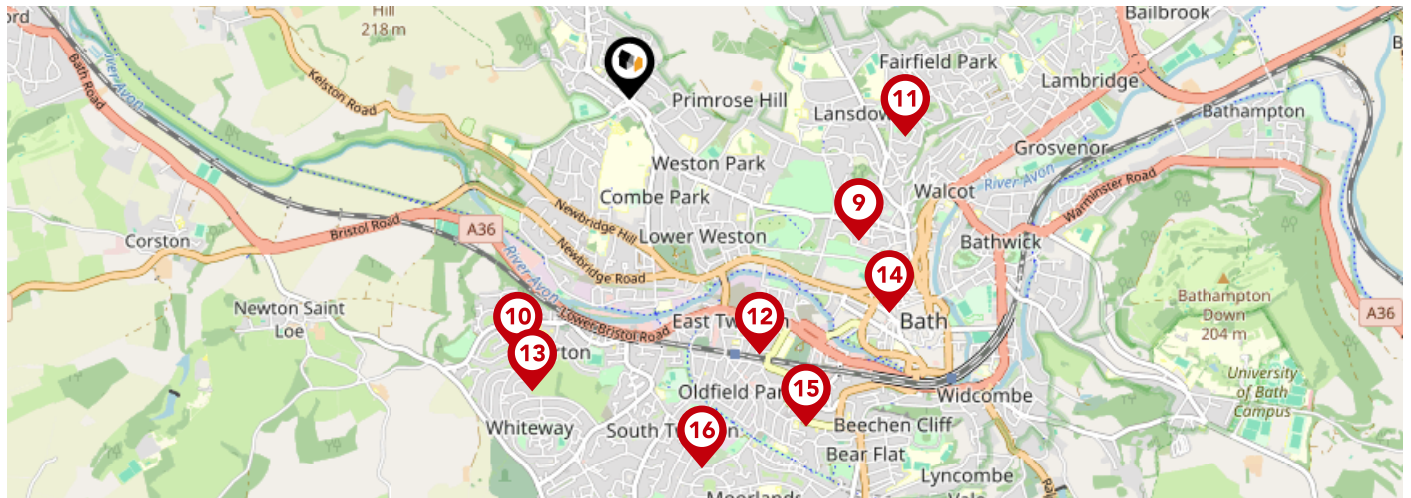
### Additional EPC Data

<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<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>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, electric
<b>Total Floor Area:</b>	103 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Mary's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 189   Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Weston All Saints CofE Primary School</b> Ofsted Rating: Good   Pupils: 485   Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Oldfield School</b> Ofsted Rating: Good   Pupils: 1262   Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Kingswood Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 474   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Newbridge Primary School</b> Ofsted Rating: Good   Pupils: 411   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Kingswood School</b> Ofsted Rating: Not Rated   Pupils: 895   Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Abbot Alphege Academy</b> Ofsted Rating: Requires improvement   Pupils: 40   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Royal High School GDST</b> Ofsted Rating: Not Rated   Pupils: 579   Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

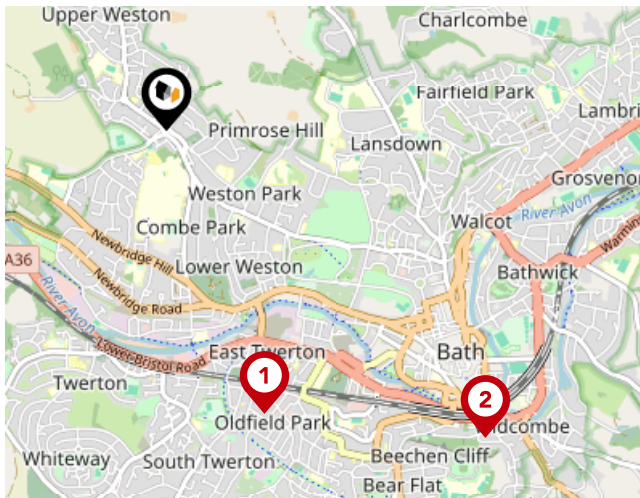




		Nursery	Primary	Secondary	College	Private
	<b>St Andrew's Church School</b> Ofsted Rating: Good   Pupils: 232   Distance: 1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Michaels Junior Church School</b> Ofsted Rating: Good   Pupils: 141   Distance: 1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Stephens Church School</b> Ofsted Rating: Good   Pupils: 348   Distance: 1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Oldfield Park Infant School</b> Ofsted Rating: Good   Pupils: 177   Distance: 1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Twerton Infant School</b> Ofsted Rating: Good   Pupils: 156   Distance: 1.42	<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: 105   Distance: 1.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hayesfield Girls School</b> Ofsted Rating: Good   Pupils: 1497   Distance: 1.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Oldfield Park Junior School</b> Ofsted Rating: Good   Pupils: 235   Distance: 1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

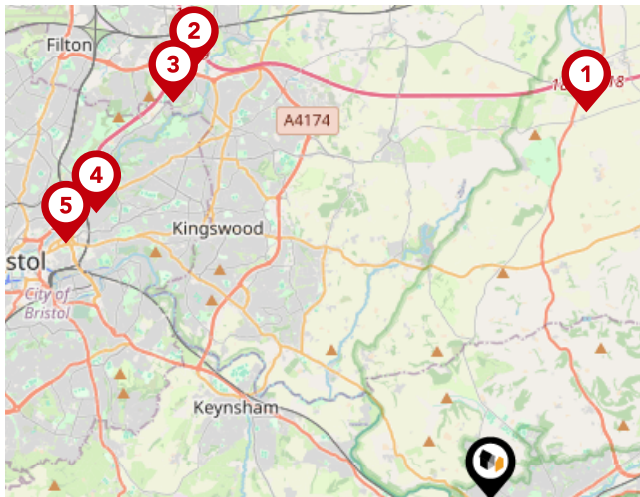
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
<b>1</b>	Oldfield Park Rail Station	1.39 miles
<b>2</b>	Bath Spa Rail Station	2.05 miles
<b>3</b>	Keynsham Rail Station	4.7 miles



### Trunk Roads/Motorways

Pin	Name	Distance
<b>1</b>	M4 J18	7.38 miles
<b>2</b>	M4 J19	9.68 miles
<b>3</b>	M32 J1	9.42 miles
<b>4</b>	M32 J2	9.03 miles
<b>5</b>	M32 J3	9.19 miles

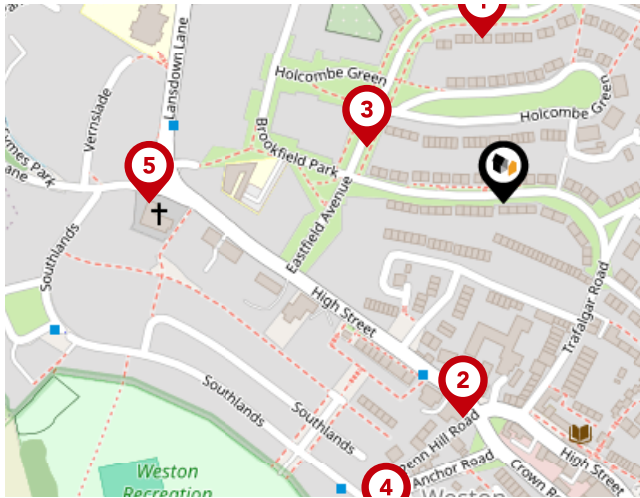


### Airports/Helipads

Pin	Name	Distance
<b>1</b>	Bristol Airport	13.82 miles
<b>2</b>	Felton	13.82 miles
<b>3</b>	Staverton	35.69 miles
<b>4</b>	Cardiff Airport	40.9 miles

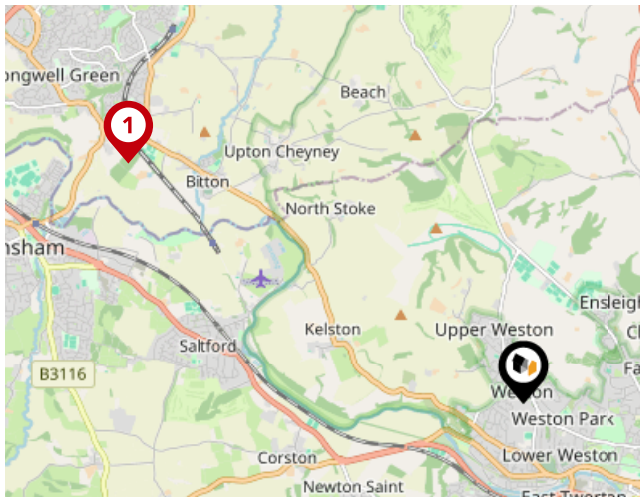
# Area

## Transport (Local)



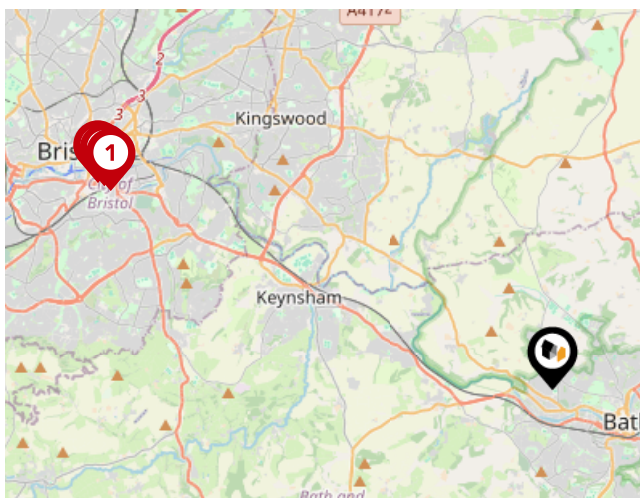
### Bus Stops/Stations

Pin	Name	Distance
1	The Weal	0.1 miles
2	Crown and Anchor	0.13 miles
3	Holcombe Green	0.08 miles
4	Southlands	0.2 miles
5	Deanhill Lane	0.2 miles



### Local Connections

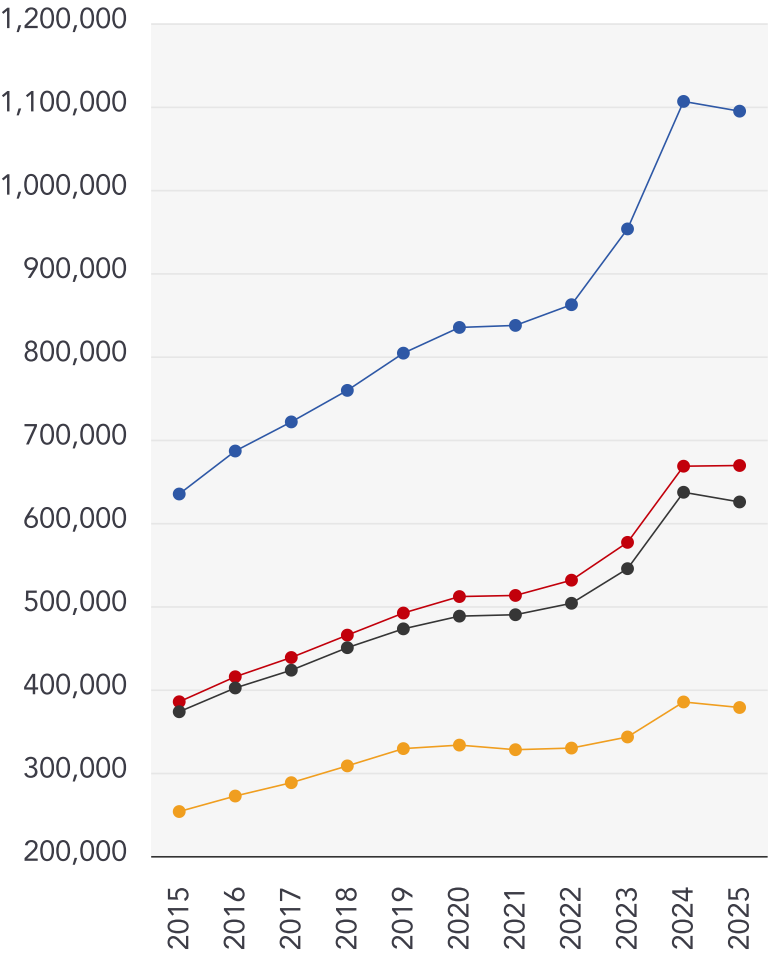
Pin	Name	Distance
1	Bitton (Avon Valley Railway)	4.29 miles



### Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	8.99 miles
2	Temple Bridge (Bristol) Ferry Landing	9.12 miles
3	St Philip's Bridge	9.25 miles

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



Detached

**+72.44%**

Semi-Detached

**+73.65%**

Terraced

**+67.5%**

Flat

**+49.31%**





### 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.

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



David Minors was our estate agent for the sale of our property in Bath and from start to finish he was incredible! So professional, friendly and went above and beyond in every way he could! Communication was impeccable and he made the whole process a lot smoother. Thank you David, we are so grateful for your service and help. Definitely would recommend Martin & Co to anyone who is looking to sell or buy.

### Testimonial 2



Brilliant service, always responsive, David was supportive between ourselves buying and the sellers, this was not an easy process but he kept us all informed and worked with our Solicitor as well. Good communication.

### Testimonial 3



Exceptional.

David Minor's has just sold two houses for me and it was a pleasure to deal with him and his team. One buyer pulled out at the last minute, but within two or three days David found a new buyer happy to pay the asking price. Everything went smoothly and I was kept well informed every step of the way. My solicitor said what a privilege it was to deal with an efficient firm. Over many years, they are certainly the best agents I have used.



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# Martin & Co Bath

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