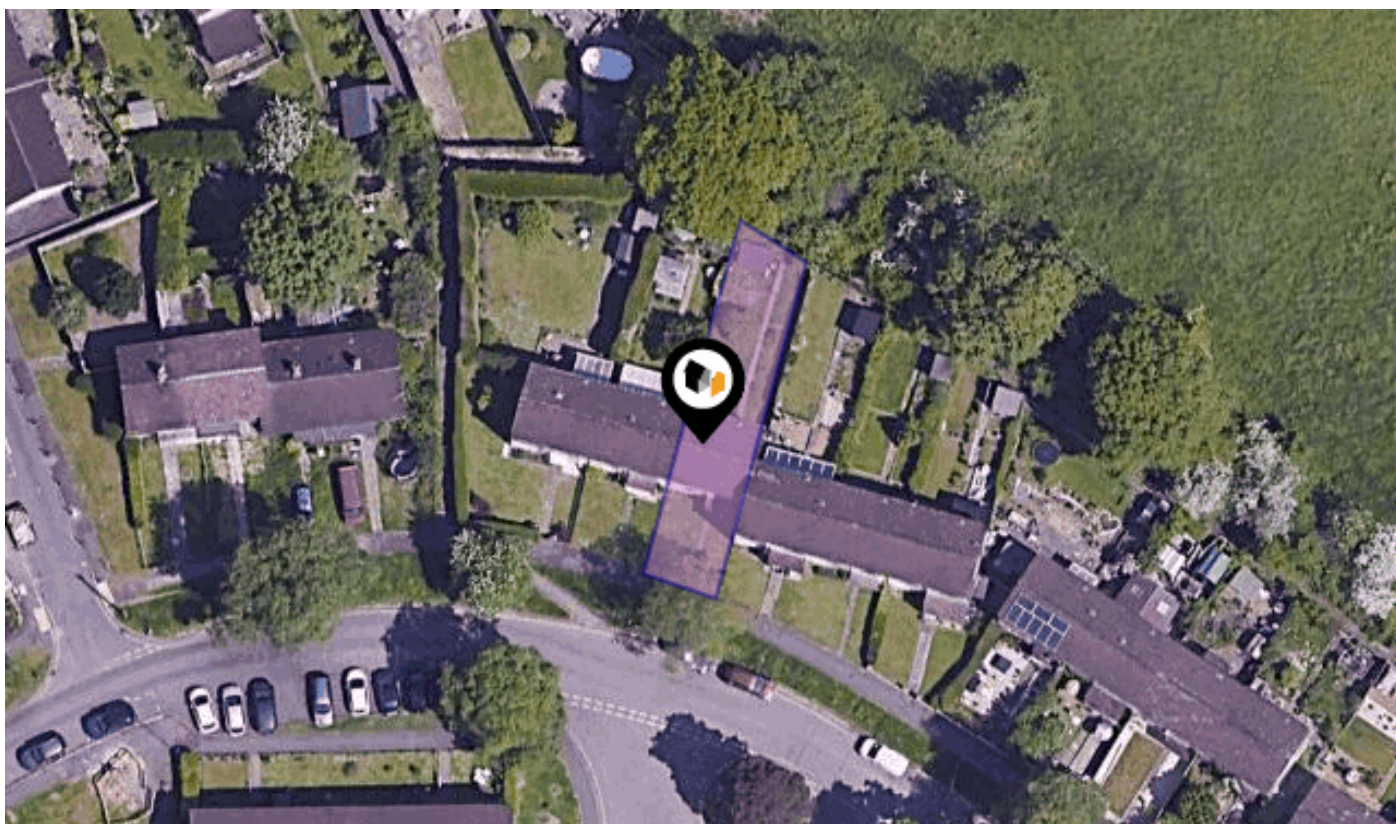




# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 17<sup>th</sup> June 2024



## EASTFIELD AVENUE, BATH, BA1

Offers Invited : £299,950

### Martin & Co Bath

1 Cleveland Terrace, Bath, BA1 5DF

01225 429999

david.minors@martinco.com

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



### FREEHOLD HOUSE - OFFERS INVITED

Martin and Co Bath Residential Sales are offering this 3-bedroom middle terrace home for sale with no onward chain and offers are invited. This property could be a very nice family home or bought as an investment as its currently occupied by a tenant.

As you enter the property into the entrance hallway to the right hand side is a large storage area/ Cloaks hanging space and there is also an under stairs recess for additional storage along with a radiator and wooden effect laminated flooring.

To the left of the hallway is an open plan reception room with a front aspect double glazed window, radiator and wooden effect laminated flooring leading through to the open plan kitchen/ dining room. There is a double-glazed rear aspect window overlooking the garden and UPVC obscured double back door.

A single drainer sink unit with mixer taps, range of wall and base units providing storage. 4 ring gas hob with an overhead extractor fan and built in oven, space for an upright fridge freezer, plumbing for a washing machine, space for a tumble dryer an additional shelving. There is also another double glazed rear aspect window, part tiles walls and wooden effect flooring.

On the 1st floor landing there is a a storage cupboard and three bedrooms, separate WC and a family bathroom which has an enclosed panelled bath with mixer taps along with and shower with a glass shower screen. There is a pedestal wash hand basin and medicine cupboard, an upright radiator.

To the rear of the property there is a mature rear garden which has a small patio area, lawned, garden shed and its fully enclosed by wooden fencing and there is also the added advantage of backing onto open woodland.

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 also good transport links with local bus stops for the surrounding areas and there is a bus stop opposite the property with a regular bus service to RUH and the City Centre.

There are local shops and Cafes on Weston High Street including a Tesco's convenience store with parking. 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 though Martin and Co Bath.



## Property

<b>Type:</b>	Terraced	<b>Offers Invited:</b>	£299,950
<b>Bedrooms:</b>	3	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	839 ft <sup>2</sup> / 77 m <sup>2</sup>		
<b>Plot Area:</b>	0.05 acres		
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,916		
<b>Title Number:</b>	AV159286		

## Local Area

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

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

<b>4</b> mb/s	<b>66</b> mb/s	<b>1000</b> mb/s

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


### Satellite/Fibre TV Availability:







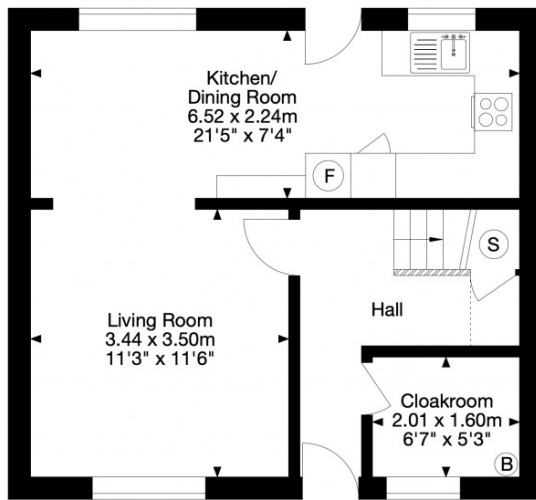




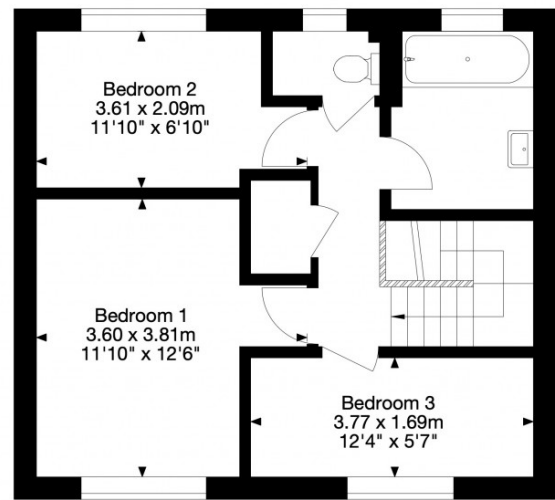



## EASTFIELD AVENUE, BATH, BA1

Eastfield Avenue, Weston, Bath BA1 4HH  
Gross Internal Area (Approx.)  
78 sq m / 839 sq ft



Ground Floor



First Floor

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.**

UPPER WESTON, BATH, BA1

Energy rating

**C**

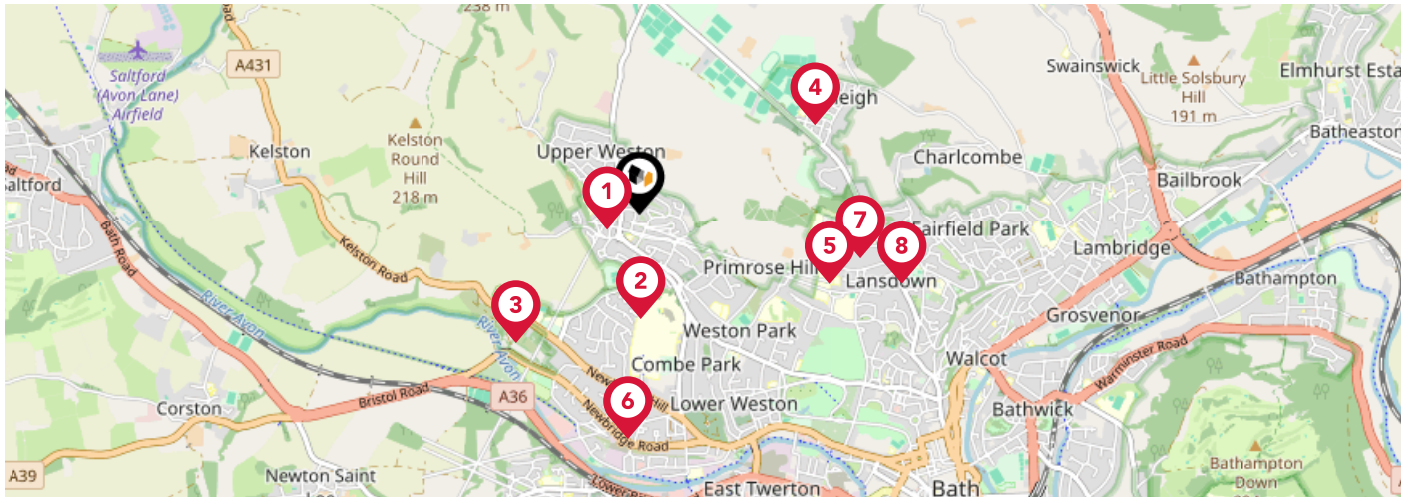
Valid until 11.11.2030

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		86   <b>B</b>
69-80	<b>C</b>	70   <b>c</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



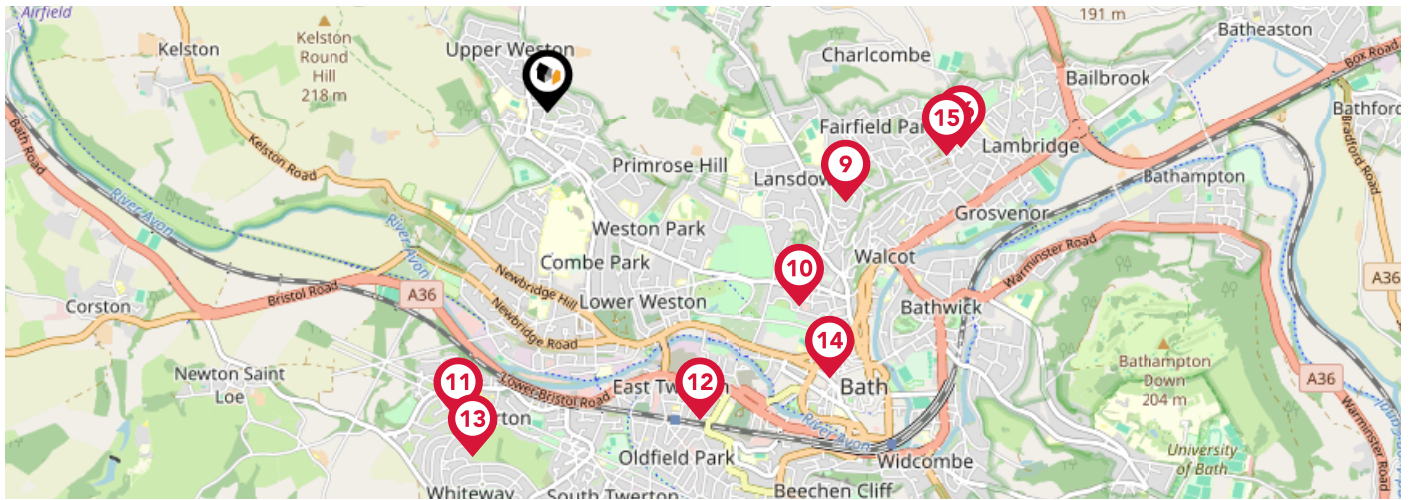
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Off-peak 7 hour
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 18% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	77 m <sup>2</sup>

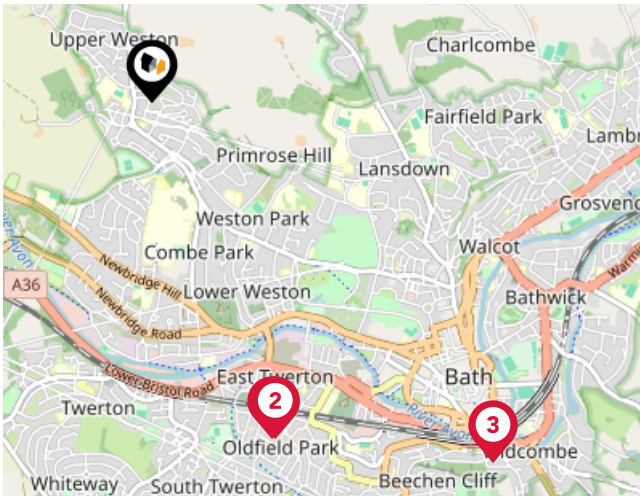


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Weston All Saints CofE Primary School</b> Ofsted Rating: Outstanding   Pupils: 600   Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Mary's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 191   Distance:0.48	<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: 1249   Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Abbot Alphege Academy</b> Ofsted Rating: Requires Improvement   Pupils: 61   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Kingswood Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 373   Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Newbridge Primary School</b> Ofsted Rating: Good   Pupils: 402   Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Kingswood School</b> Ofsted Rating: Not Rated   Pupils: 800   Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Royal High School GDST</b> Ofsted Rating: Not Rated   Pupils: 611   Distance:1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



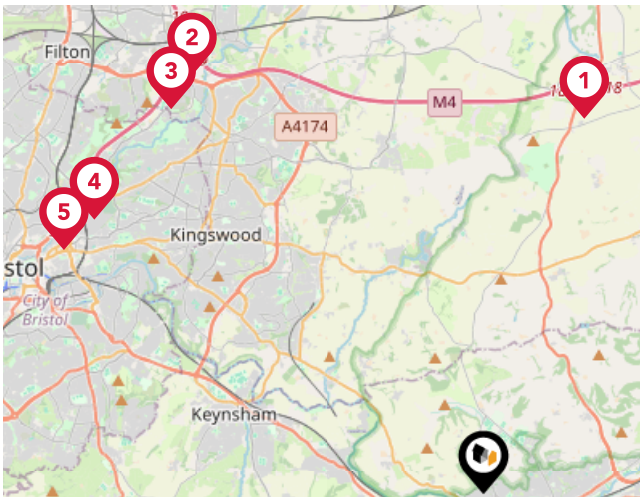


		Nursery	Primary	Secondary	College	Private
	<b>St Stephens Church School</b> Ofsted Rating: Good   Pupils: 385   Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Andrew's Church School</b> Ofsted Rating: Good   Pupils: 219   Distance:1.47	<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: 151   Distance:1.49	<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: 179   Distance:1.59	<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: 182   Distance:1.63	<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:1.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mark's CofE School</b> Ofsted Rating: Good   Pupils:0   Distance:1.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Saviours Infant Church School</b> Ofsted Rating: Good   Pupils: 161   Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



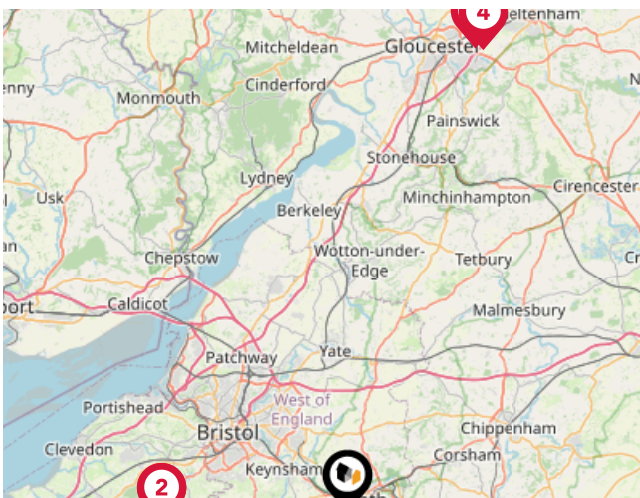
## National Rail Stations

Pin	Name	Distance
1	Oldfield Park Rail Station	1.65 miles
2	Oldfield Park Rail Station	1.66 miles
3	Bath Spa Rail Station	2.29 miles



## Trunk Roads/Motorways

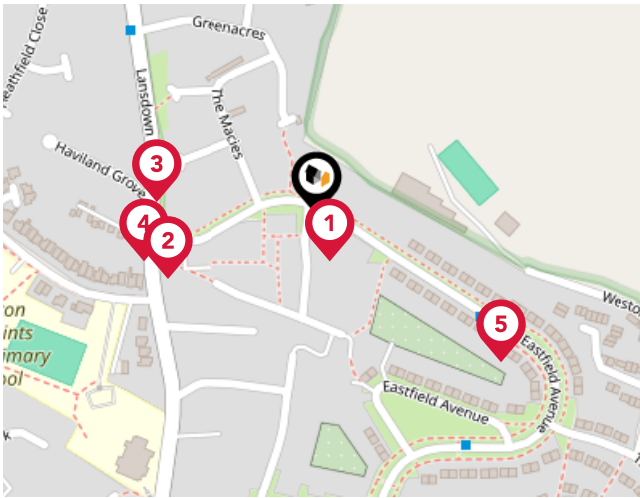
Pin	Name	Distance
1	M4 J18	7.17 miles
2	M4 J19	9.43 miles
3	M32 J1	9.17 miles
4	M32 J2	8.8 miles
5	M32 J3	8.98 miles



## Airports/HELIPADS

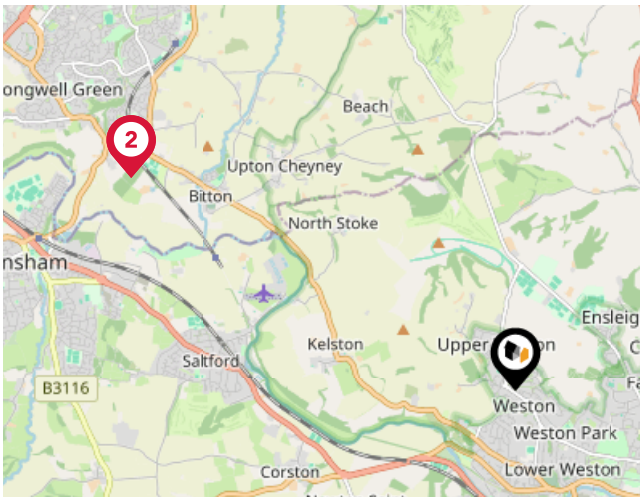
Pin	Name	Distance
1	Bristol Airport	13.74 miles
2	Bristol International Airport	13.74 miles
3	Gloucestershire Airport	35.48 miles
4	Gloucestershire Airport	35.44 miles





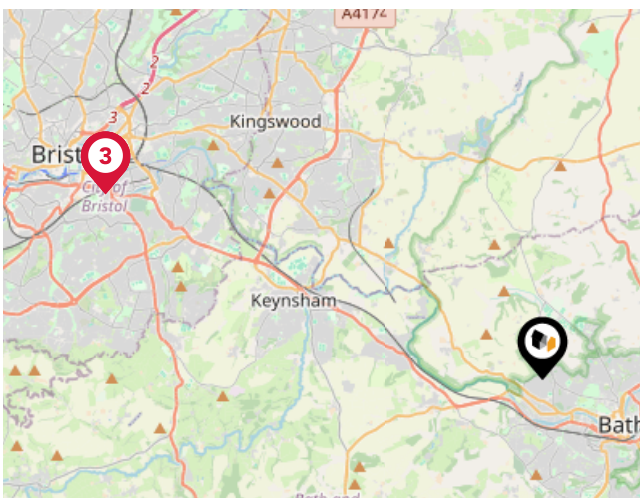
### Bus Stops/Stations

Pin	Name	Distance
1	Haviland Park	0.03 miles
2	Eastfield Avenue - West	0.09 miles
3	Haviland Grove	0.09 miles
4	Haviland Grove	0.1 miles
5	Eastfield Avenue - Top	0.14 miles



### Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	4.08 miles
2	Bitton (Avon Valley Railway)	4.08 miles



### Ferry Terminals

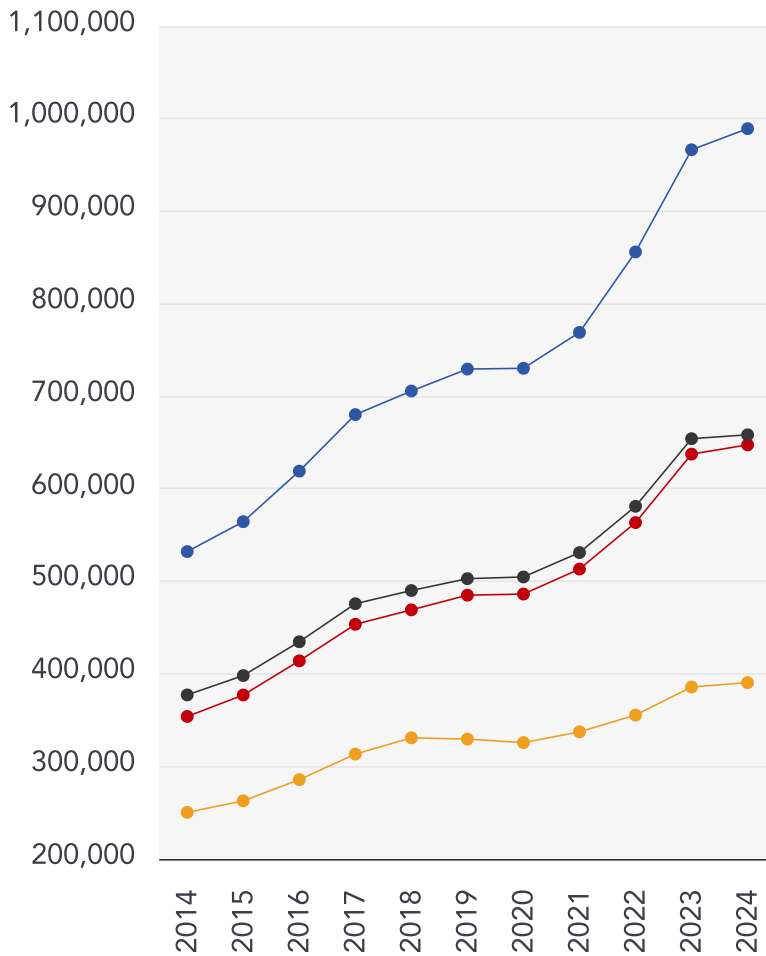
Pin	Name	Distance
1	Temple Meads Station Ferry Landing	8.8 miles
2	Temple Meads Station Ferry Landing	8.8 miles
3	Temple Meads Station Ferry Landing	8.8 miles

# 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

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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



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



/martincouk



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/company/martin-&-co-/



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## Important - Please Read

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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# Martin & Co Bath

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