

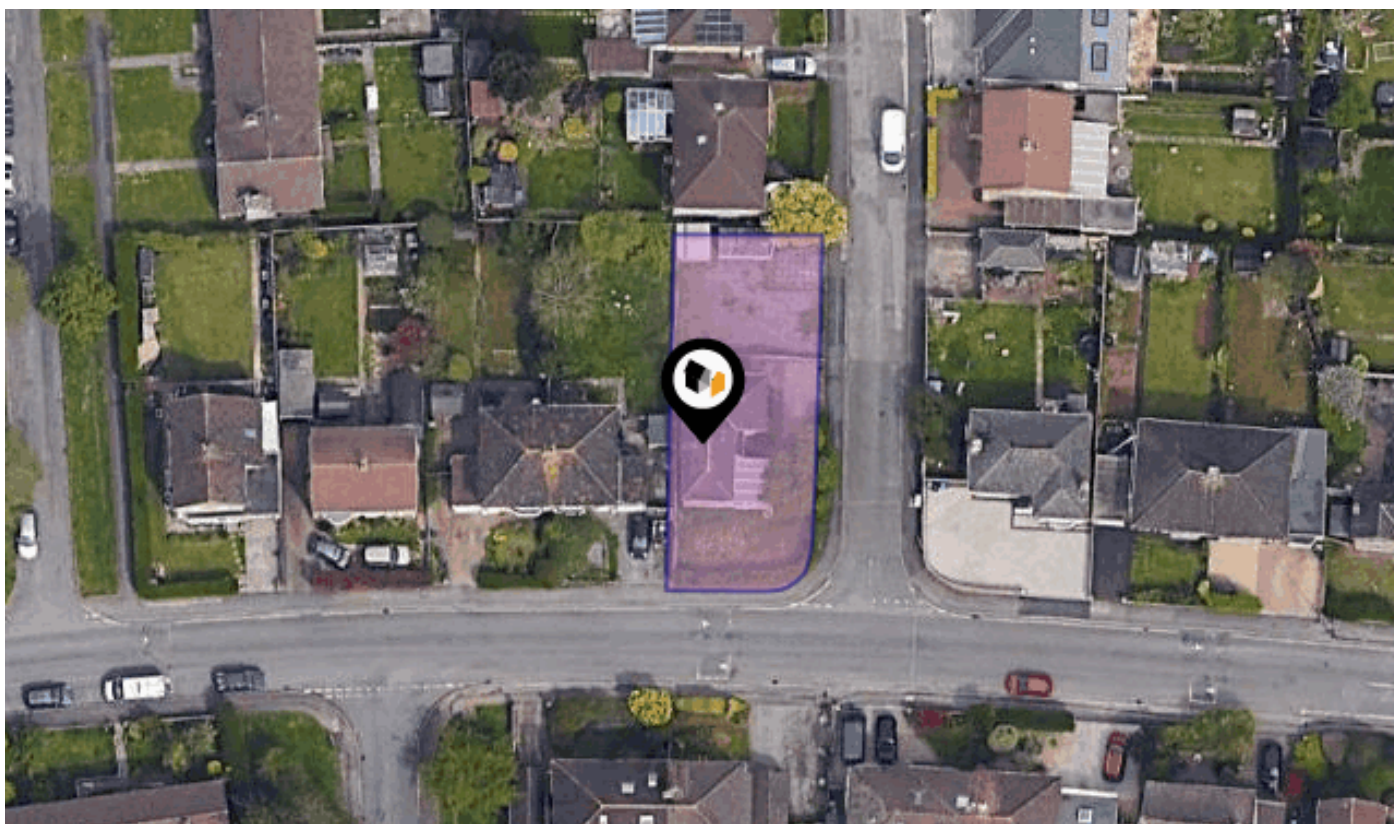


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 25th June 2024



HAWTHORN GROVE, BATH, BA2

Asking Price : £450,000

Martin & Co Bath

1 Cleveland Terrace, Bath, BA1 5DF

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



FREEHOLD DETACHED HOUSE – NO ONWARD CHAIN

Martin and Co Bath are offering for sale this former HMO detached property, which is in good condition throughout, been well maintained by the current owner and could be a great family home or as an investment. Combe Down which is approximately one and half miles away from the Bath City Centre has always had a strong residential sales and rental market due to its proximity to Bath University and the access into Bath.

As you enter the property from the entrance hallway there is a downstairs WC. To the left is the Living room which has a Double glazed window over looking the side of the property and there is a direct access to the Conservatory which gives access to the side and front gardens. To the right of the hallway is the Kitchen with access out to the garden and the dining room. The Kitchen has a single drainer sink unit and a range of wall and base units providing storage along with an electric hob and oven with an overhead extractor fan. There is a plumbing for a washing machine, Dish washer, space for a tumble dryer and an upright fridge freezer, laminated work top surfaces, double glazed window and door, tiled floor and part tiled walls.

Upstairs there are three double bedrooms with bedroom one having an En- suite shower room. Also on this floor is the family bathroom which has an enclosed panelled Bath, shower and glass shower screen, Pedestal wash hand basin, low level WC, part tiles walls and an obscured double glazed window.

The garden wraps around the front and side of the property and is lawned and enclosed by Hedges.

Good bus routes into the City Centre which 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. The Roman Baths. Bath Spa Train Station has services to Bristol and the local areas and a direct route to London Paddington.

Agents Notes

To the right of the property there is a small piece of land which is being retained by the current owner and will be placed on a separate title, which may or may not be built on.

This property has full Gas Central Heating and double glazing. New Carpets throughout.

We hold a Domestic Electrical Certificate Condition Report dated 20/04 / 2021

We Hold a Gas Safety Certificate dated 18/03/2022

Previous HMO licence from 7th June 2019 and 30th September 2023



Property

Type:	Detached	Asking Price:	£450,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,132 ft ² / 105 m ²		
Plot Area:	0.09 acres		
Year Built :	1967-1975		
Council Tax :	Band E		
Annual Estimate:	£2,634		
Title Number:	AV191807		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Hawthorn Grove, Bath, BA2*

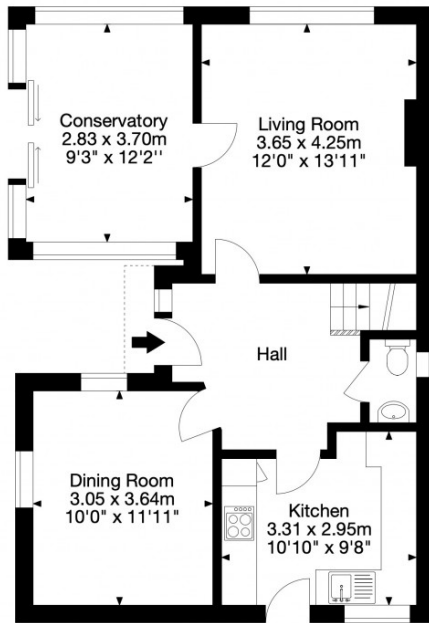
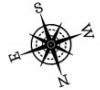
Reference - 17/03239/FUL
Decision: Application Refused
Date: 07th July 2017
Description: Erection of 1 no. 1 bedroom dwelling, associated landscaping and car parking (Resubmission)
Reference - 17/01590/FUL
Decision: Application Refused
Date: 31st March 2017
Description: Erection of 1 no. 1 bedroom dwelling, associated landscaping and car parking.
Reference - 06/00580/FUL
Decision: Application Refused
Date: 13th February 2006
Description: One bed dwelling on land adjoining 95 Hawthorn Grove



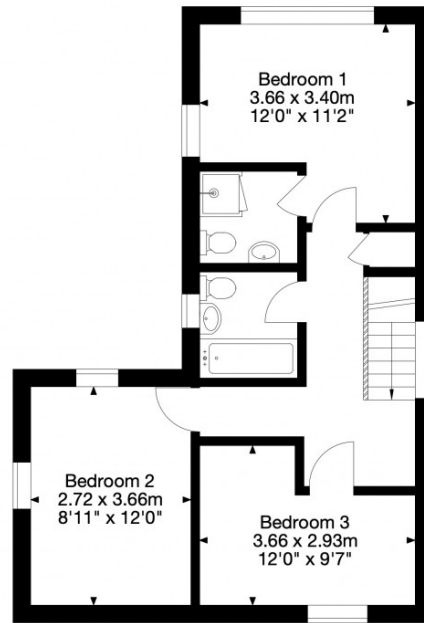


HAWTHORN GROVE, BATH, BA2

Hawthorne Grove, Combe Down, Bath BA2 5QG
Gross Internal Area (Approx.)
105 sq m / 1,132 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.

Hawthorn Grove, BA2

Energy rating

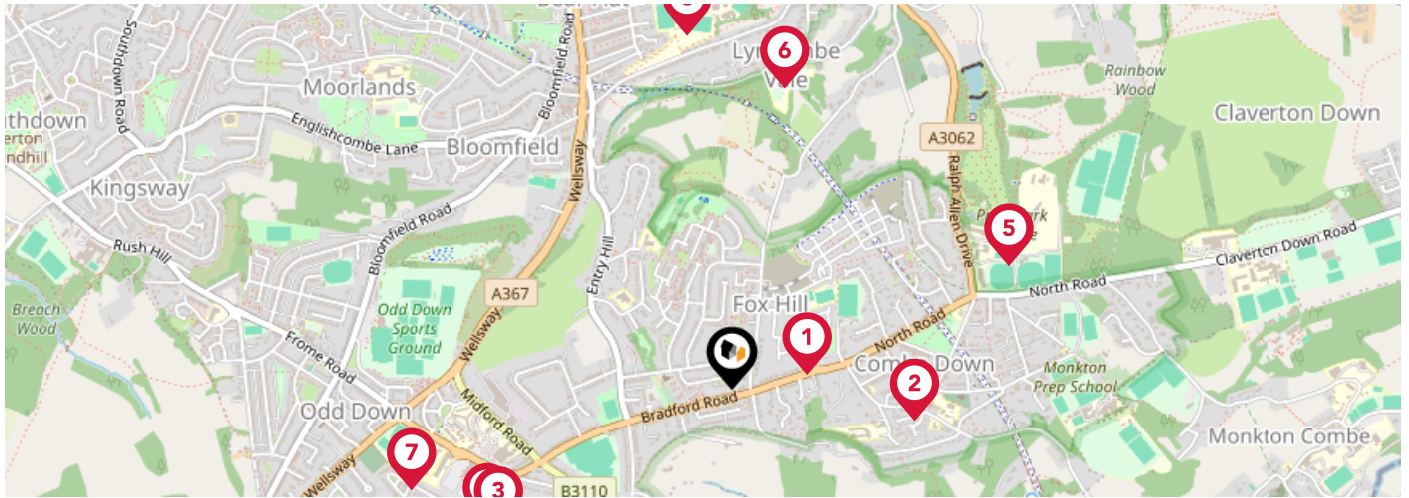
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Valid until 08.08.2029

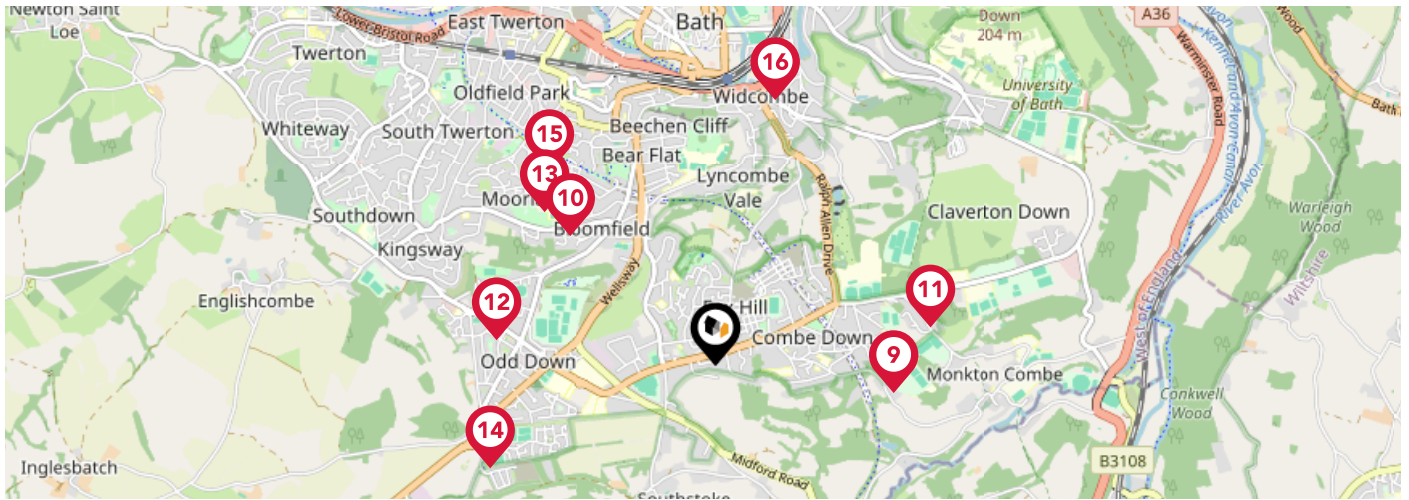
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
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 92% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	91 m ²



		Nursery	Primary	Secondary	College	Private
1	Mulberry Park Educate Together Primary Academy Ofsted Rating: Not Rated Pupils: 44 Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Combe Down CofE Primary School Ofsted Rating: Good Pupils: 414 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Three Ways School Ofsted Rating: Good Pupils: 220 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Aspire Academy Ofsted Rating: Good Pupils: 59 Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Prior Park College Ofsted Rating: Not Rated Pupils: 597 Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Paragon School, Junior School of Prior Park College Ofsted Rating: Not Rated Pupils: 261 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Martin's Garden Primary School Ofsted Rating: Requires Improvement Pupils: 197 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Beechen Cliff School Ofsted Rating: Inadequate Pupils: 1286 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



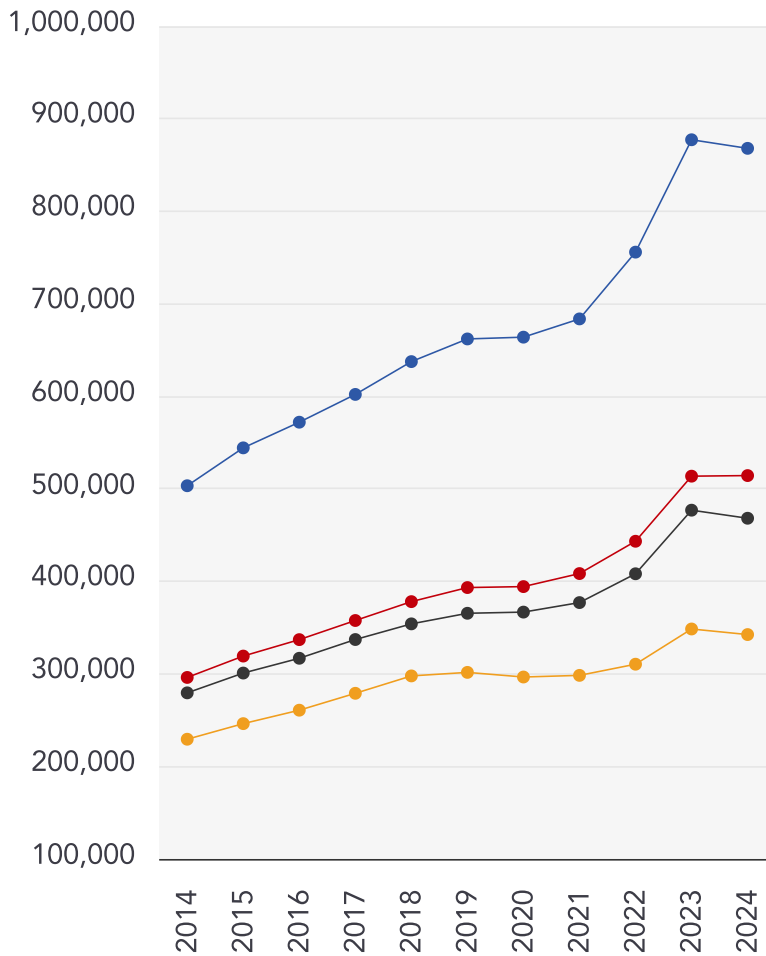
	Nursery	Primary	Secondary	College	Private
Monkton Prep School Ofsted Rating: Not Rated Pupils: 335 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Moorlands Junior School Ofsted Rating: Good Pupils: 224 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ralph Allen School Ofsted Rating: Good Pupils: 1307 Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Philip's CofE Primary School Ofsted Rating: Good Pupils: 278 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Moorlands Infant School Ofsted Rating: Good Pupils: 169 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Saint Gregory's Catholic College Ofsted Rating: Outstanding Pupils: 977 Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St John's Catholic Primary School Ofsted Rating: Good Pupils: 315 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Widcombe Infant School Ofsted Rating: Good Pupils: 182 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in BA2



Detached

+72.44%

Semi-Detached

+73.65%

Terraced

+67.5%

Flat

+49.31%



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.



/martincouk



/martincouk



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/company/martin-&-co-/

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

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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