

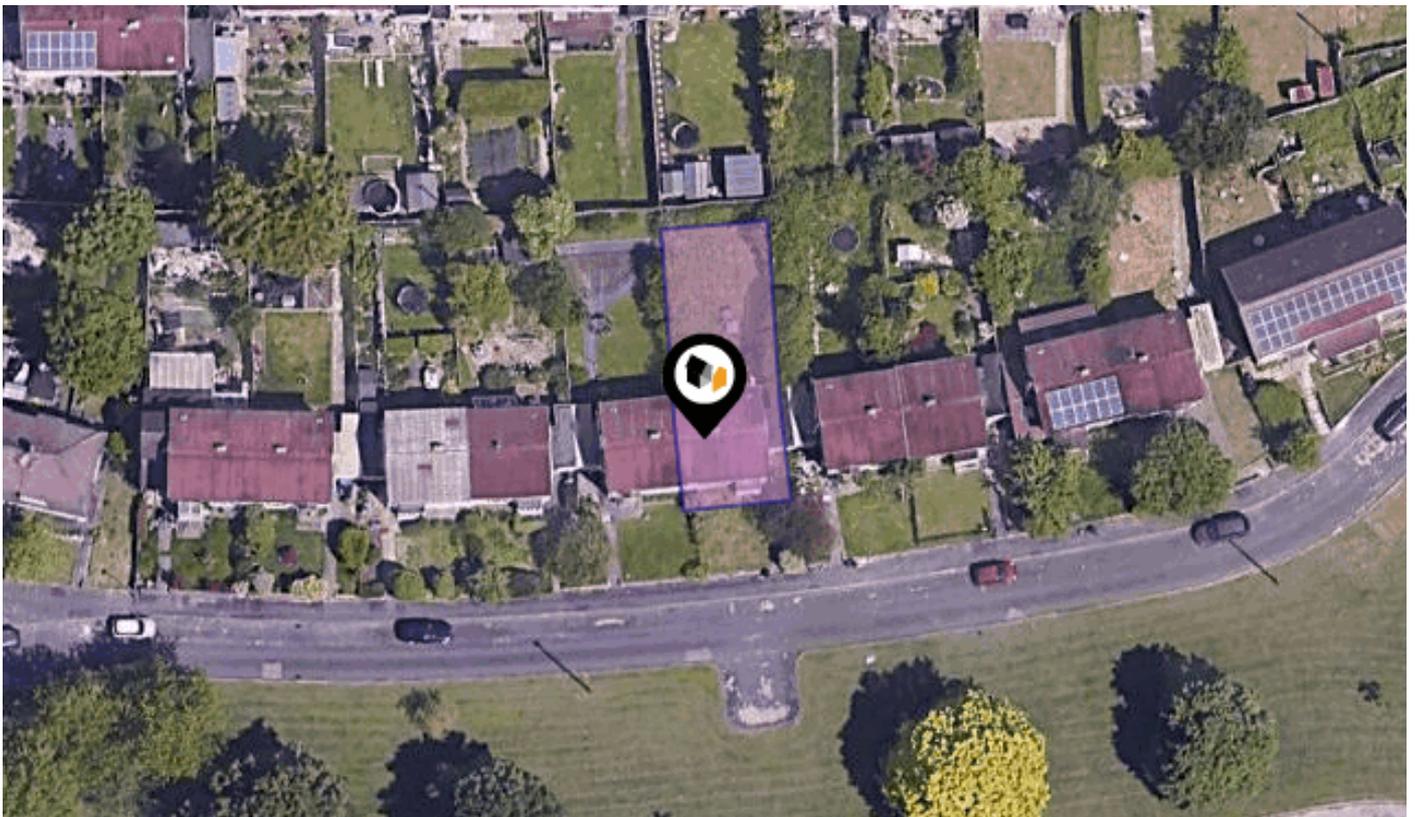


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 10th May 2024



HOLCOMBE GREEN, BATH, BA1

Offers Invited : £275,000

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

FREEHOLD - SEMI DETACHED - NO CHAIN - OFFERS INVITED

Martin and Co Bath are offering for sale this non standard construction semi detached family home for sale and offers are invited. Please check with your mortgage lender/ broker re the construction of this property as they could be lending restrictions. We have been told that the property is currently mortgaged.

As you enter the property into the entrance hallway to the left-hand side is the front reception room which has a door leading through to the rear reception room, with direct access out to the patio and rear garden.

The kitchen is to the right of the dining room and comprises of a window overlooking the garden, a single drainer sink unit with mixer taps , a range of wall and base units for storage along with a gas hob and an overhead extractor fan, part tiled walls, spotlights and Vinyl flooring. There is access to the garden from the kitchen and there is an external storage/ utility area and WC (not used)

Upstairs there are three bedrooms which can all take double beds and a family bathroom which has an obscure glazed window an enclosed panelled bath with a shower attachment and shower screen. A pedestal wash hand basin and a low-level WC and part tiled walls.

To the rear of the property there is a small concrete patio area which is big enough for a table and chairs with steps leading up to lawned area which is boarded by shrubbery and plants.

Parking with this property is on road only.

This property is located overlooking the greens in a very popular cul de sac. Weston High Street is ideally placed for local shops, bus routes and access to RUH. Bath 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.

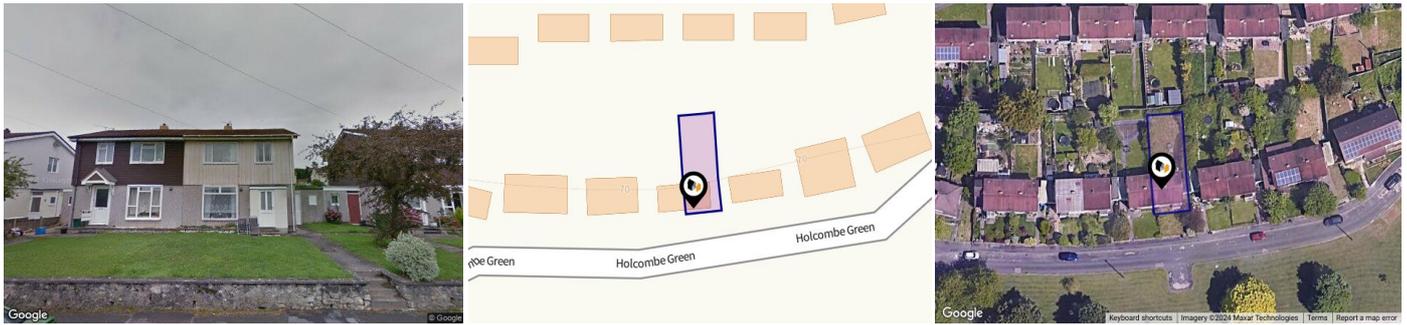
Agents notes information only

What counts as non-standard construction?

Non-standard construction refers to any home built using materials and methods that deviate from traditional brick-and-mortar buildings with slate or tiled roofs. This includes timber frame houses, modular homes, and those made using steel frames or concrete panels.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

All viewings are through Martin and Co Bath.



Property

Type: Semi-Detached
Bedrooms: 3
Floor Area: 882 ft² / 82 m²
Plot Area: 0.05 acres
Council Tax : Band A
Annual Estimate: £1,437
Title Number: AV89759
UPRN: 100120014731

Last Sold £/ft²: £178
Offers Invited: £275,000
Tenure: Freehold

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	61 mb/s	1000 mb/s

Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:

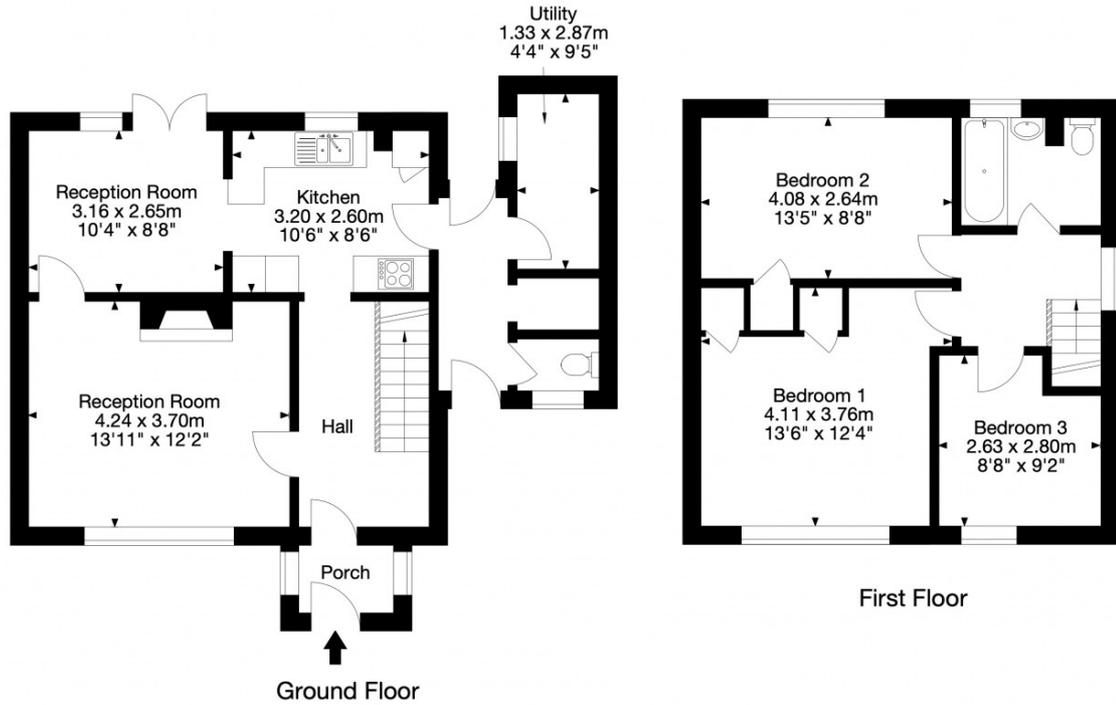






HOLCOMBE GREEN, BATH, BA1

Holcombe Green, Weston, Bath BA1 4HT
Gross Internal Area (Approx.)
Main House = 99 sq m / 1,065 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.

BATH, BA1

Energy rating

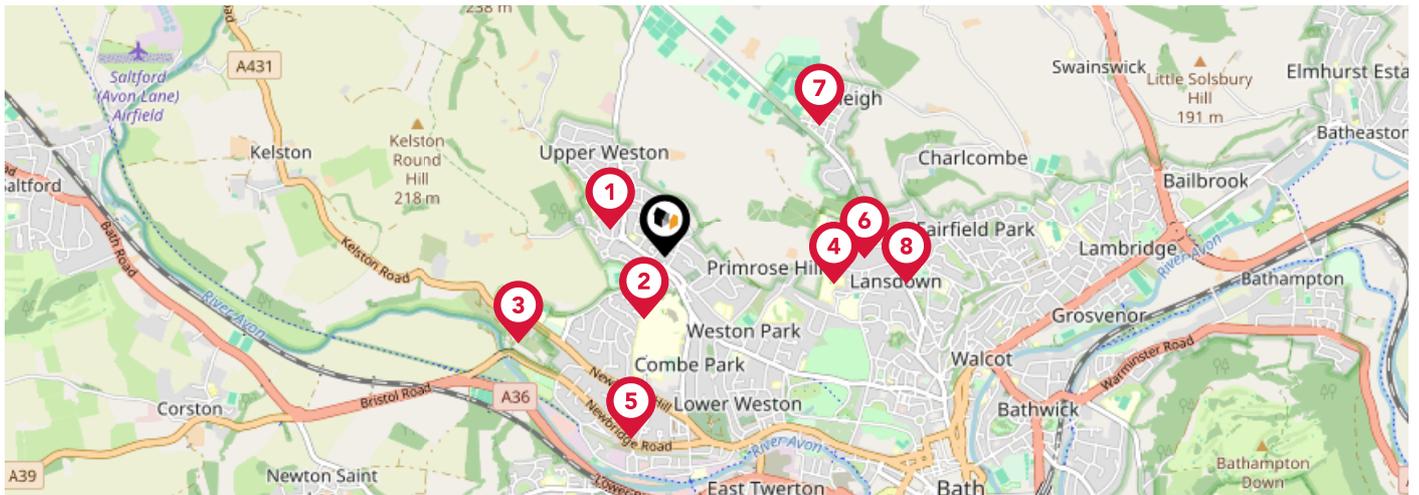
D

Valid until 06.05.2034

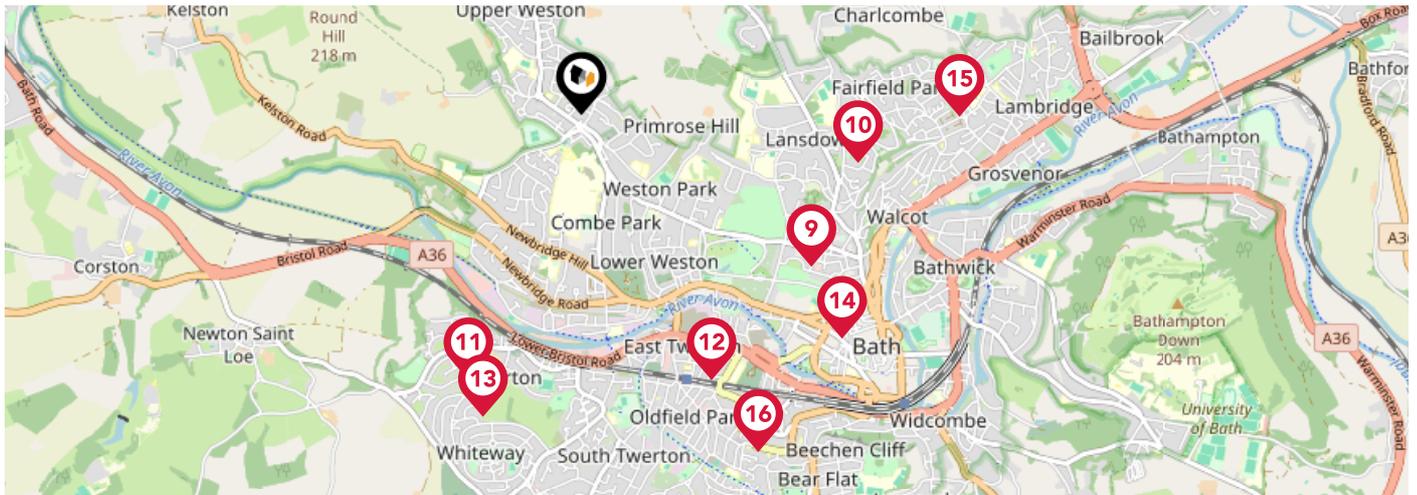
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

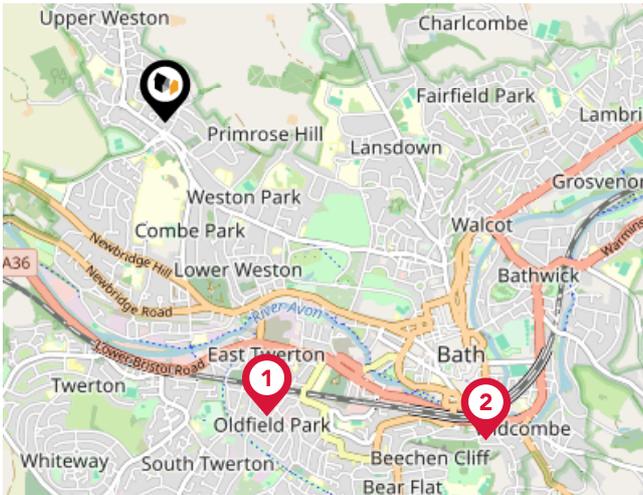
Property Type:	Semi-detached house
Walls:	System built, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	82 m ²



		Nursery	Primary	Secondary	College	Private
1	Weston All Saints CofE Primary School Ofsted Rating: Outstanding Pupils: 600 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 191 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Oldfield School Ofsted Rating: Good Pupils: 1249 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Kingswood Preparatory School Ofsted Rating: Not Rated Pupils: 373 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Newbridge Primary School Ofsted Rating: Good Pupils: 402 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Kingswood School Ofsted Rating: Not Rated Pupils: 800 Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Abbot Alphege Academy Ofsted Rating: Requires Improvement Pupils: 61 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Royal High School GDST Ofsted Rating: Not Rated Pupils: 611 Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

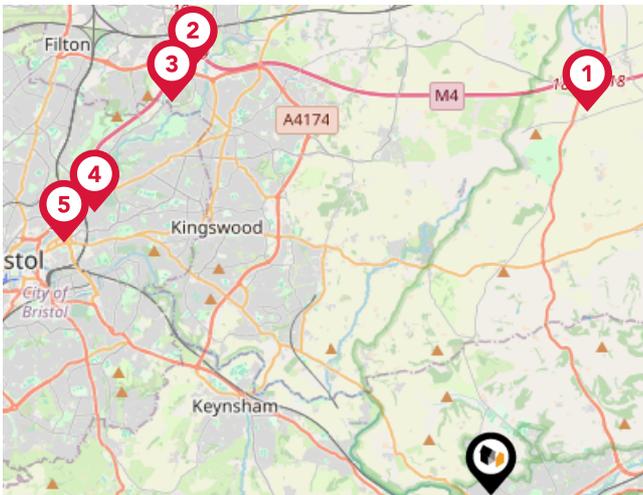


		Nursery	Primary	Secondary	College	Private
	St Andrew's Church School Ofsted Rating: Good Pupils: 219 Distance: 1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Stephens Church School Ofsted Rating: Good Pupils: 385 Distance: 1.3	<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: 1.34	<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: 1.37	<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: 1.47	<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: 1.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mark's CofE School Ofsted Rating: Good Pupils: 0 Distance: 1.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hayesfield Girls School Ofsted Rating: Good Pupils: 1385 Distance: 1.76	<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	1.45 miles
2	Bath Spa Rail Station	2.09 miles
3	Keynsham Rail Station	4.69 miles



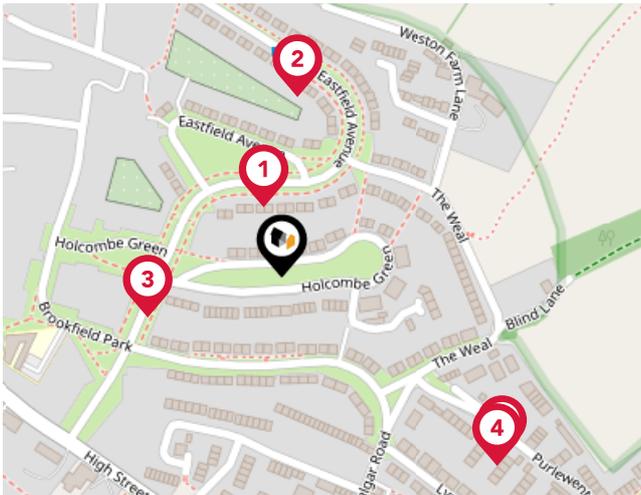
Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	7.33 miles
2	M4 J19	9.64 miles
3	M32 J1	9.38 miles
4	M32 J2	8.99 miles
5	M32 J3	9.16 miles



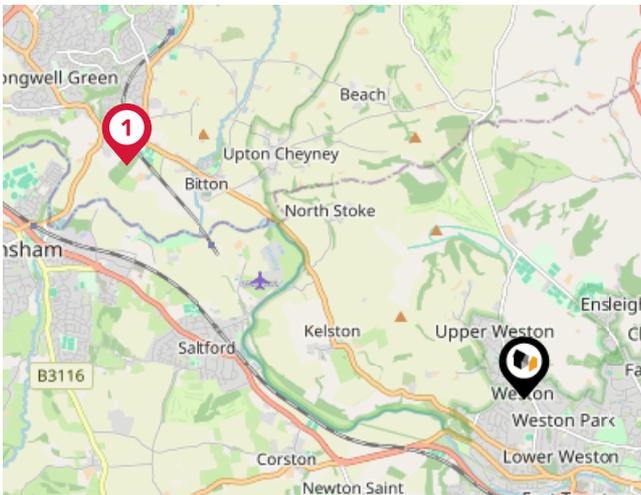
Airports/HELIPADS

Pin	Name	Distance
1	Bristol International Airport	13.82 miles
2	Gloucestershire Airport	35.6 miles
3	Bournemouth International Airport	49.38 miles
4	Cardiff International Airport	40.89 miles



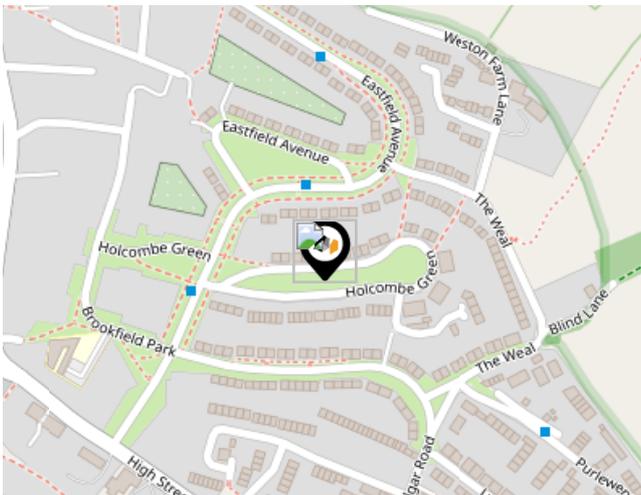
Bus Stops/Stations

Pin	Name	Distance
1	The Weal	0.04 miles
2	Eastfield Avenue - Top	0.11 miles
3	Holcombe Green	0.08 miles
4	Prospect Place	0.17 miles
5	Prospect Place	0.16 miles



Local Connections

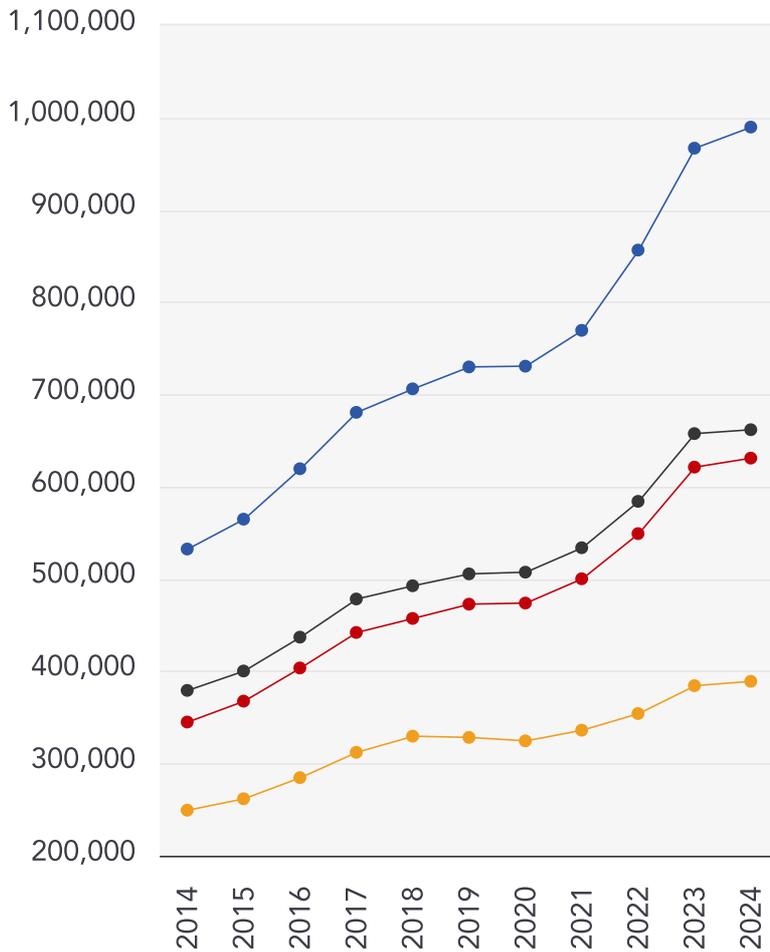
Pin	Name	Distance
1	Bitton (Avon Valley Railway)	4.26 miles



Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	8.96 miles
2	Temple Bridge (Bristol) Ferry Landing	9.09 miles
3	St Philip's Bridge	9.21 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.



/martincouk



/martincouk



/martinco_uk/



/company/martin-&-co-/

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Martin & Co Bath or the seller.

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.

Please note that all appliances and heating systems are not tested by Martin & Co Bath and therefore no warranties can be given as to their good working order.

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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

