

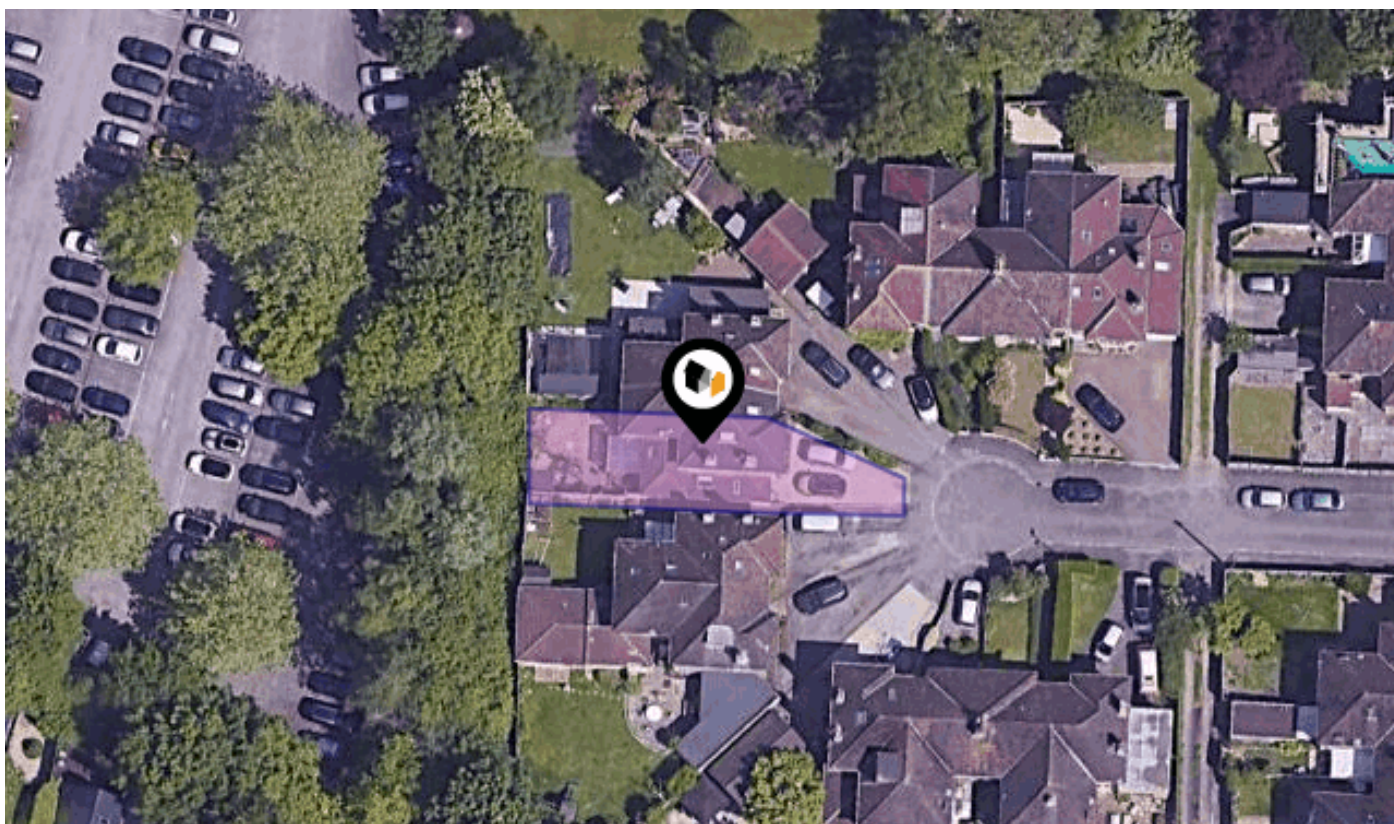


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 29<sup>th</sup> August 2024



## COMBE GROVE, BATH, BA1

Asking Price : £800,000

### Martin & Co Bath

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



# Introduction

## Our Comments



Martin and Co Residential Sales are offering this fantastic extended 4-bedroom family home near to Royal United Hospital Bath in the sought after ward of Newbridge with just under 2000sqft of accommodation.

As you enter the property in the entrance hallway there is a downstairs WC and shower room and to the left is the reception room which has an angular double glazed bay window, and inset log burner, TV point, radiator and carpet covered flooring. Directly behind is the study/home office and depending on what your needs are if you wanted to remove dividing wall to create one large reception room.

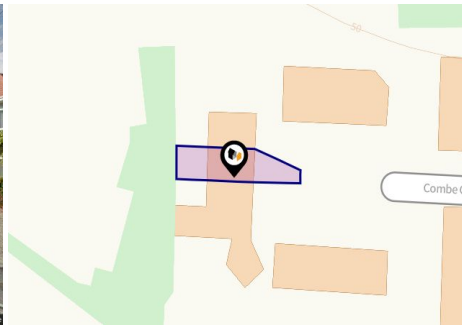
To the rear of the property there is the extended open plan Kitchen / dining room. The kitchen itself has a double-glazed window, sink unit, a range of wall and base units providing storage, There is a built-in gas hob with an overhead extractor fan, built in oven and fridge, dishwasher, breakfast bar, space for an American Style Fridge Freezer, laminated work top surfaces and inset down lights.

The dining area has a skylight which allows for natural light, double radiator, wall mounted sockets for a TV and a double-glazed window, spotlights and double-glazed door leading out to the raised decking area. There is added advantage of a Utility area, Den area which is big enough for a single bed so could be used as a 5th Bedroom if required and from this room there is another storage area.

On the 1st floor are bedrooms two, three and four and family bathroom which comprises of an enclosed panelled bath with shower, glass shower screen, vanity sink unit with cupboards, radiator, low level WC, medicine cabinet, down lights, under floor heating, part tiled walls and frosted double glazed window. From the 1st floor landing there are stairs leading to loft conversion Bedroom 1 which is a double bedroom with eves storage, a dressing area and shower room which has a fully enclosed shower cubicle, a low-level WC, a double-glazed window, Fan light, storage cupboards and carpet covered flooring.

This is an ideal space for guests, and you could use this floor almost as a self-contained area. To the rear of the property is the garden which has a sheltered raised decking area, and the garden is paved for easy maintenance with raised flower beds and shrubbery borders, an outside tap, and a garden shed and to the front of the property there is a parking for several cars. 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 - This property has Virgin connection as well as Sky and BT Openreach



## Property

<b>Type:</b>	Semi-Detached	<b>Asking Price:</b>	£800,000
<b>Bedrooms:</b>	4	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	1,926 ft <sup>2</sup> / 178 m <sup>2</sup>		
<b>Plot Area:</b>	0.06 acres		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,634		
<b>Title Number:</b>	AV57796		

## Local Area

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

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

<b>9</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

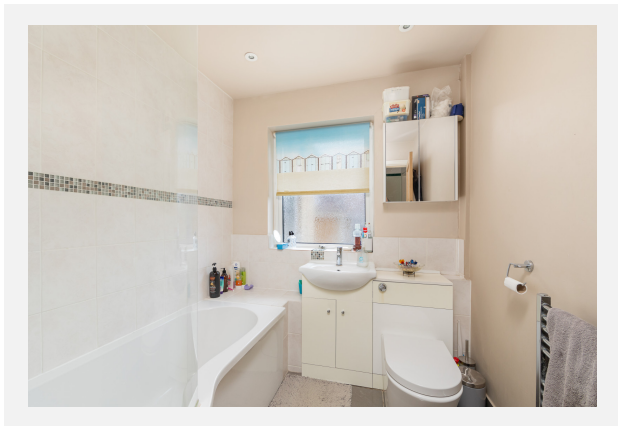
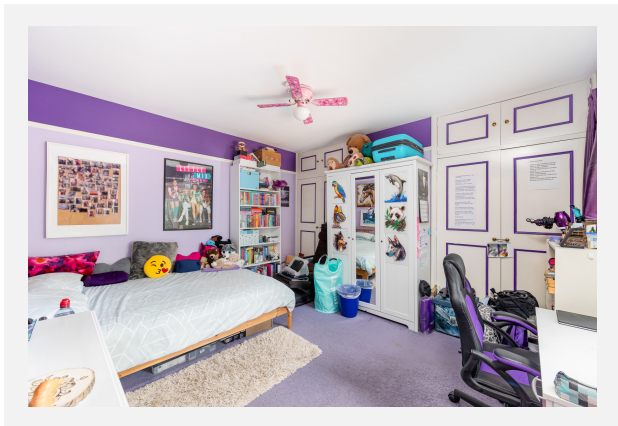
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



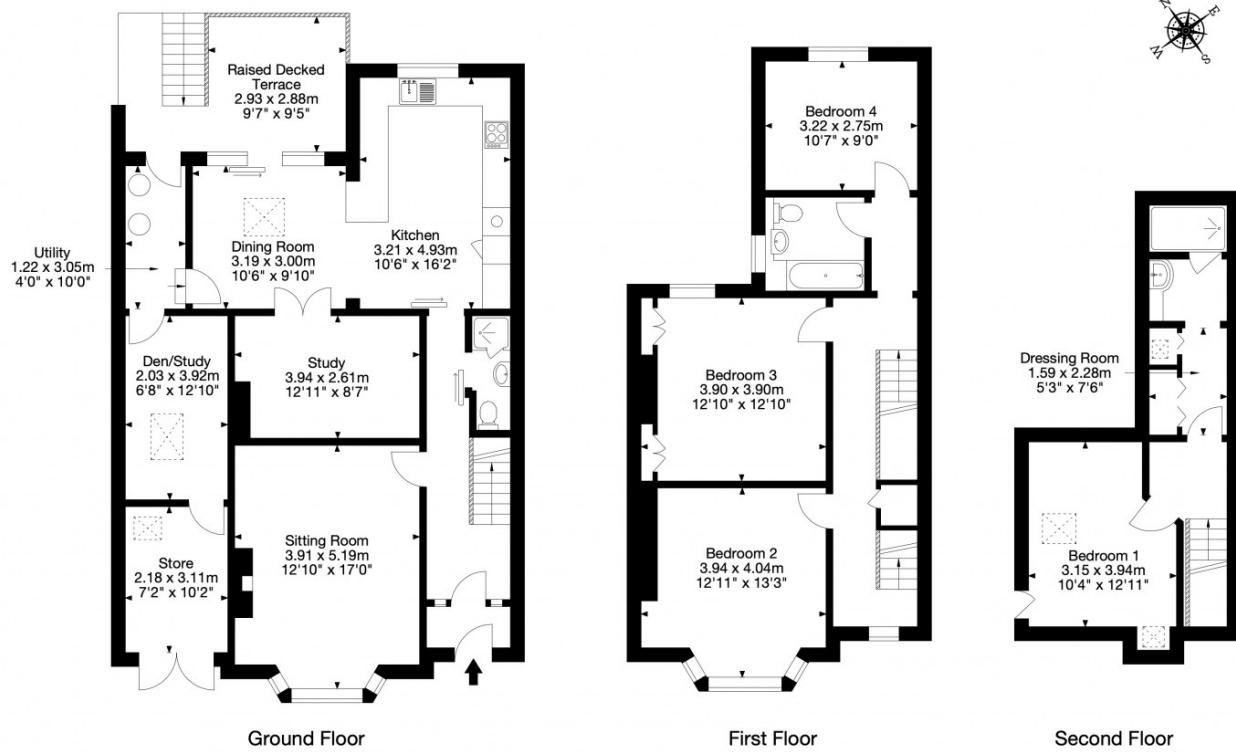






## COMBE GROVE, BATH, BA1

Combe Grove, Weston, Bath BA1 3NU  
Gross Internal Area (Approx.)  
179 sq m / 1,926 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

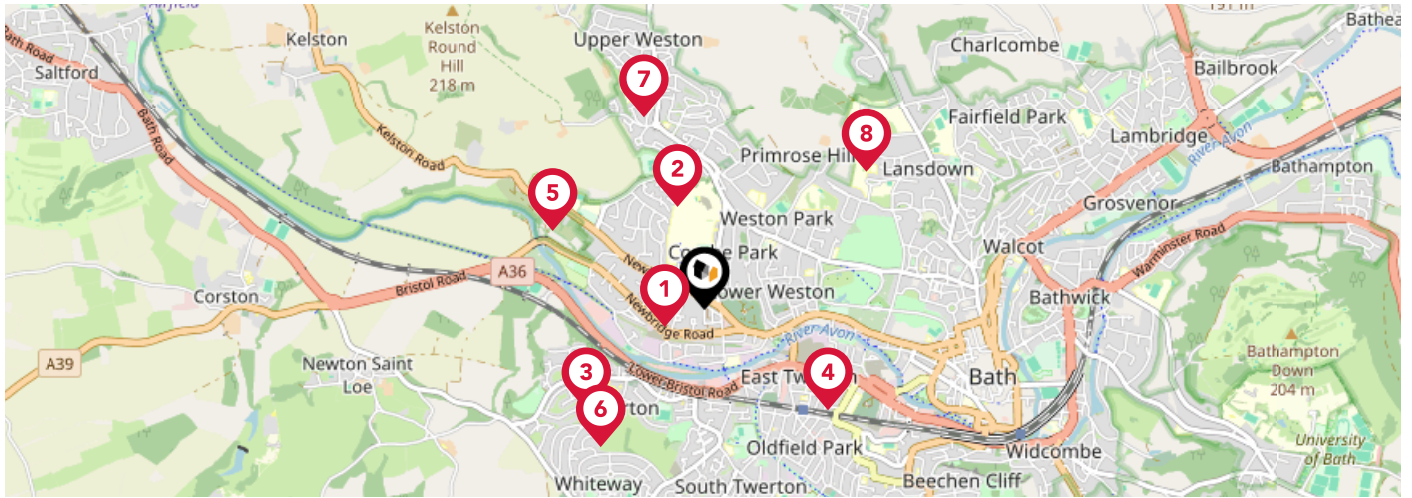
Valid until 10.06.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

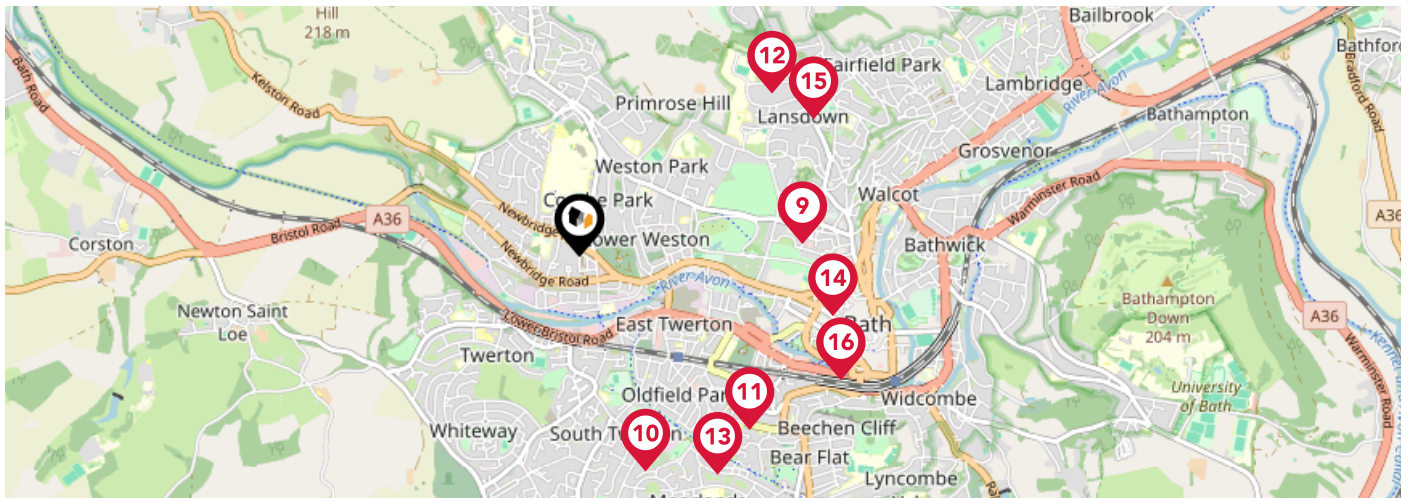


## Additional EPC Data

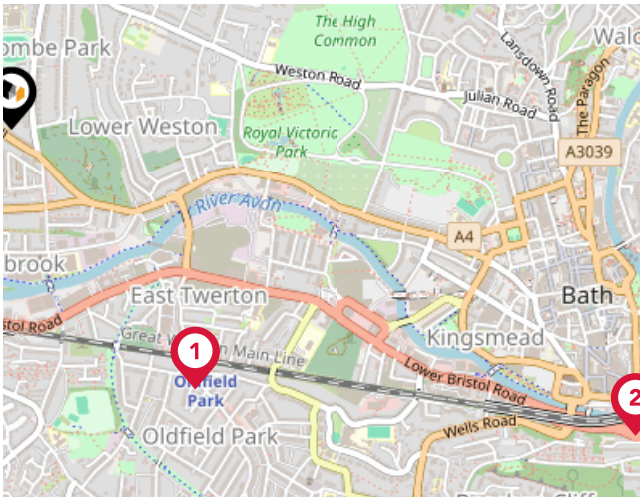
<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very poor
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Main Heating Controls Energy:</b>	Very 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>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, wood logs
<b>Total Floor Area:</b>	166 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Newbridge Primary School</b> Ofsted Rating: Good   Pupils: 411   Distance:0.2	<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: 189   Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Michaels Junior Church School</b> Ofsted Rating: Good   Pupils: 141   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Oldfield Park Infant School</b> Ofsted Rating: Good   Pupils: 177   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Oldfield School</b> Ofsted Rating: Good   Pupils: 1262   Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Twerton Infant School</b> Ofsted Rating: Good   Pupils: 156   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Weston All Saints CofE Primary School</b> Ofsted Rating: Good   Pupils: 485   Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Kingswood Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 474   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

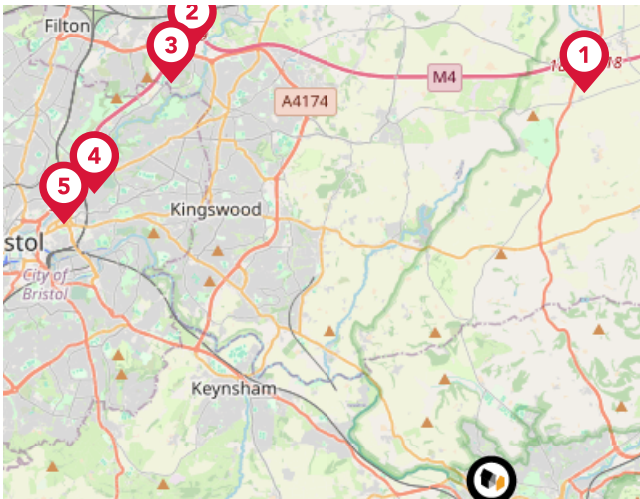


		Nursery	Primary	Secondary	College	Private
	<b>St Andrew's Church School</b> Ofsted Rating: Good   Pupils: 232   Distance: 1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Oldfield Park Junior School</b> Ofsted Rating: Good   Pupils: 235   Distance: 1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hayesfield Girls School</b> Ofsted Rating: Good   Pupils: 1497   Distance: 1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingswood School</b> Ofsted Rating: Not Rated   Pupils: 895   Distance: 1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St John's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 323   Distance: 1.19	<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: 1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Royal High School GDST</b> Ofsted Rating: Not Rated   Pupils: 579   Distance: 1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bath College</b> Ofsted Rating: Requires improvement   Pupils: 0   Distance: 1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



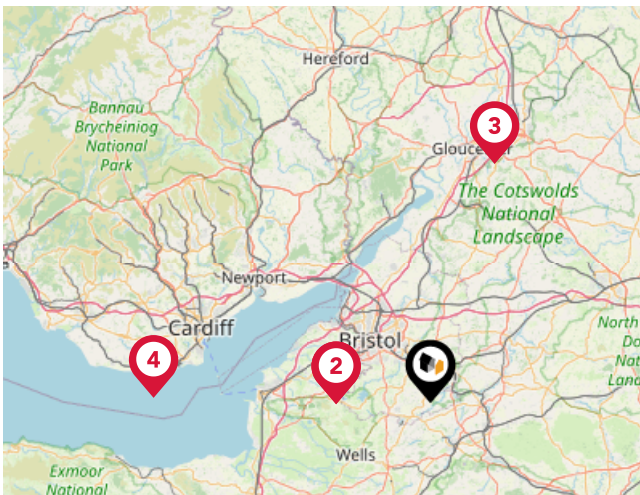
### National Rail Stations

Pin	Name	Distance
1	Oldfield Park Rail Station	0.74 miles
2	Bath Spa Rail Station	1.61 miles
3	Keynsham Rail Station	4.98 miles



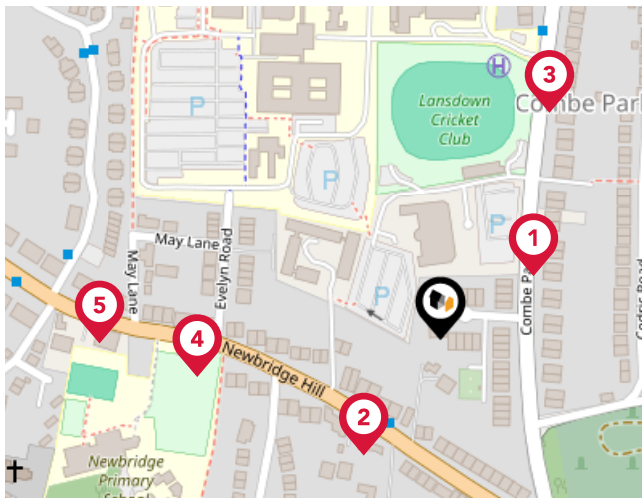
### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	8.07 miles
2	M4 J19	10.29 miles
3	M32 J1	10.01 miles
4	M32 J2	9.48 miles
5	M32 J3	9.6 miles



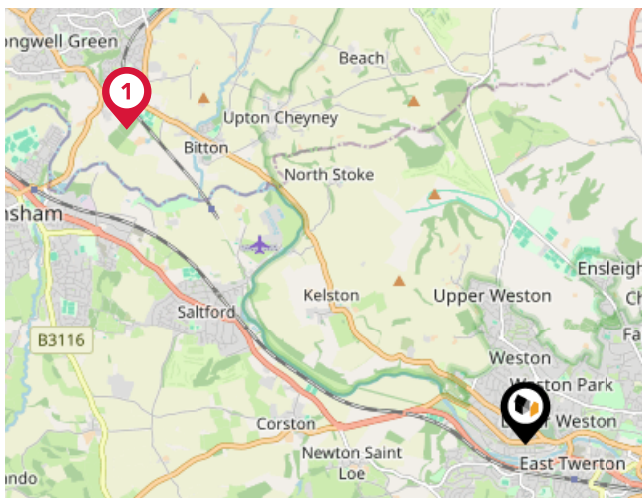
### Airports/HELIPADS

Pin	Name	Distance
1	Bristol Airport	13.83 miles
2	Bristol International Airport	13.83 miles
3	Gloucestershire Airport	36.37 miles
4	Cardiff International Airport	40.94 miles



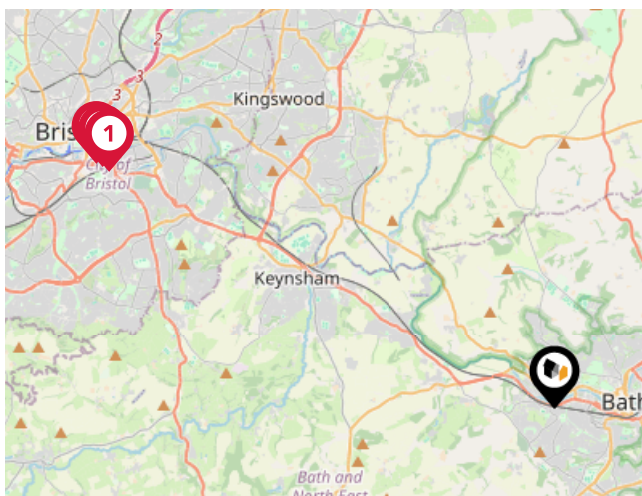
### Bus Stops/Stations

Pin	Name	Distance
1	St John's	0.07 miles
2	Newbridge Court	0.08 miles
3	RUH - A&E	0.15 miles
4	Evelyn Road	0.14 miles
5	Penn Lea Road	0.2 miles



### Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	4.72 miles



### Ferry Terminals

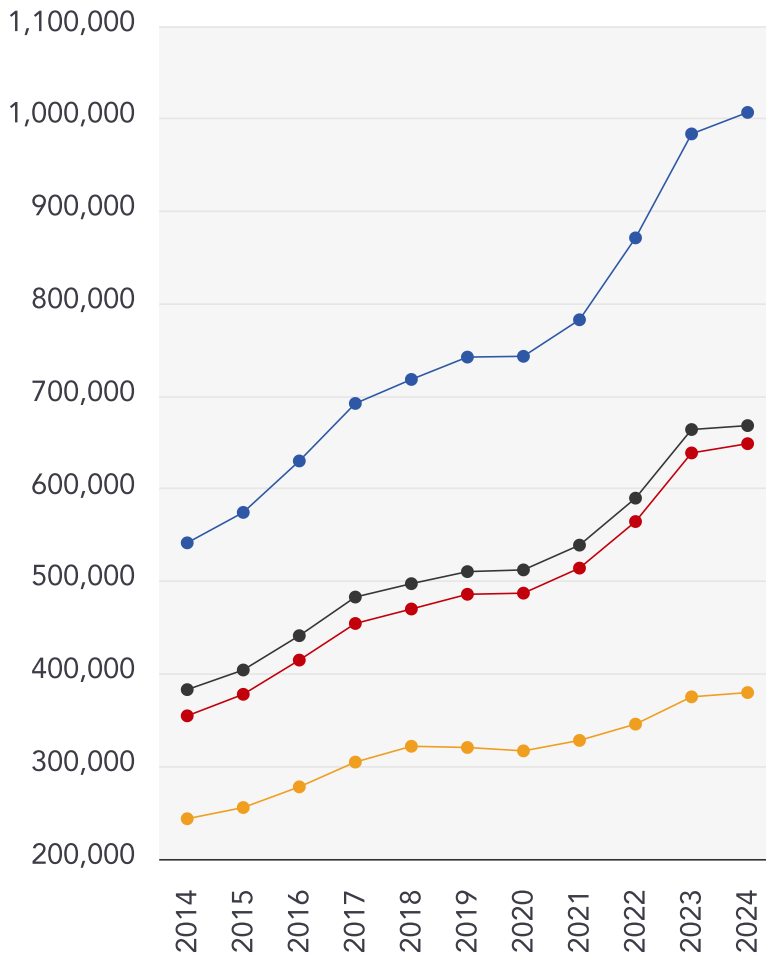
Pin	Name	Distance
1	Temple Meads Station Ferry Landing	9.33 miles
2	Temple Bridge (Bristol) Ferry Landing	9.46 miles
3	St Philip's Bridge	9.6 miles

# 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.



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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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