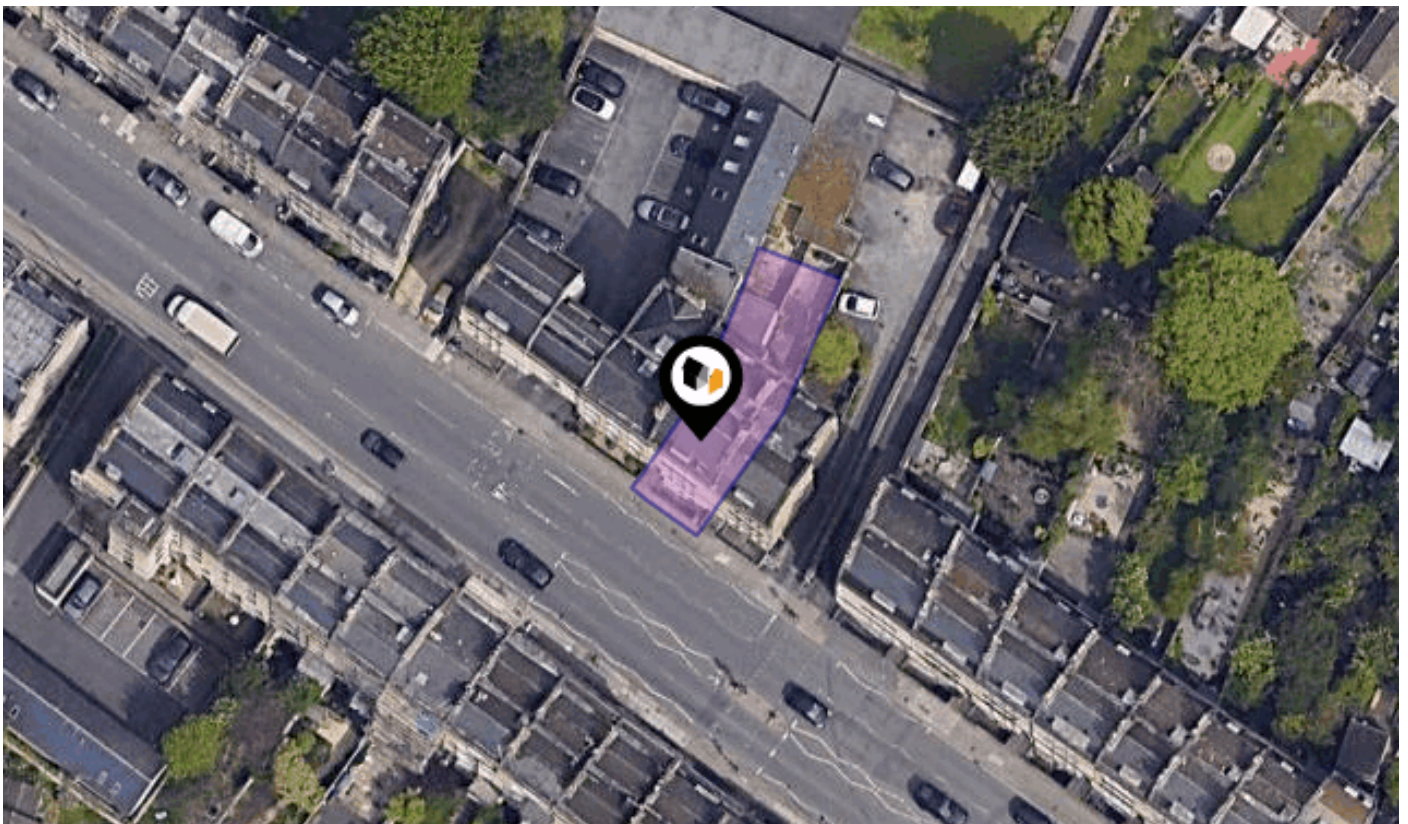




# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 25<sup>th</sup> September 2024



**11, BATHWICK STREET, BATH, BA2**

**Asking Price :** £450,000

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



Martin and Co Residential Sales are offering this immaculate recently refurbished garden/basement apartment for sale with no onward chain. It has undergone considerable restoration and modernisation by the current owners, in this imposing property dating back to 1860.

This property is currently used as Airbnb, so could be taken on as an ongoing concern, a private rental property or a lovely property to live in. No expense has been spared on refurbishment ( see agents notes below ) as you can see from the photos and is tastefully decorated throughout, so it's ready for whatever purpose the new owners deems fit. To enter the property from the street you go down a small flight of steps and to the left there are two vaults which are shared with the above properties and could be used as storage areas.

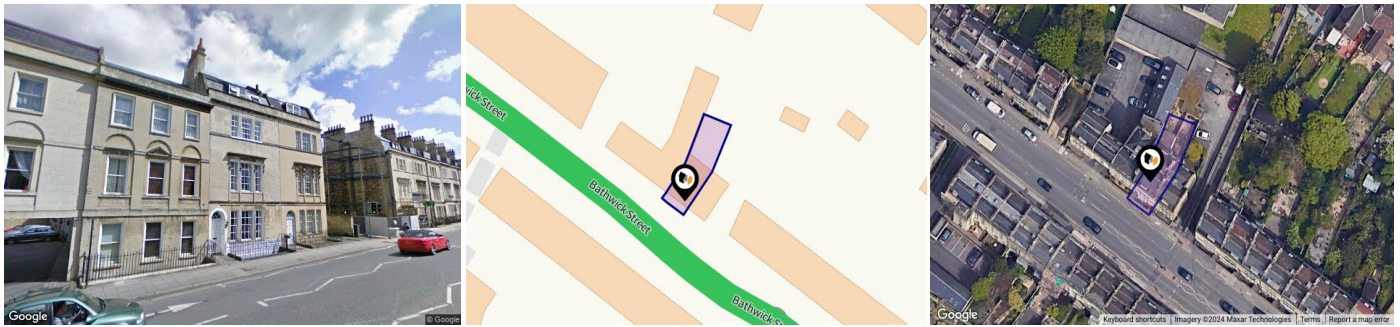
From the front door into the entrance hallway, you will instantly get a feeling of space which only enhances the overall feel of the property. The hallway has book shelving, ornamental radiators, glass display shelving and wooden laminated flooring and to the right of the hallway is the open plan reception and Kitchen areas which is a really nice entertaining space. The reception area has two windows overlooking the front of the property, two wall mounted radiators, down lights, wall mounted lighting and wooden laminated flooring. The kitchen comprises of a single bowl unit with a mixer tap, with a range of very nice wall and base units providing storage.

There are two breakfast bars with wooden work tops which have been recently replaced, as has the other work top at the rear of the kitchen. There is a new built-in oven, a hob with an overhead extractor fan and a built in fridge, part tiled walls and wooden laminated flooring along with a wall mount for a TV and down lights. The Main bedroom overlooks the small courtyard area and has a radiator, along with built in storage area and wooden laminated flooring. To the right of bedroom is the en-suite shower room which was completed in the refurbishment and comprises of a fully enclosed shower cubicle, low level WC Vanity sink unit with ornamental mixer taps with small cupboard under. A Wall mounted ornamental towel rail, part tiled walls and a tiled floor, mirrored medicine cabinet and downlights.

The Family shower / wet room is just off the entrance hallway and this again was part of the refurbishment and comprises of a fully enclosed folding shower cubicle, a low-level WC, wall mounted wash hand basin with mixer taps, a glass fronted medicine cabinet and an ornamental wall mounted heated towel rail and fully tiled walls, flooring, and down lights.

Bedroom 2 is also a double room with a rear aspect window, radiator, wooden laminated flooring, down lights, access to the rear patio garden along with access to the internal courtyard which in turn has access to the third vault which could be used a storage or a laundry room.

To the rear of the property is a delightful patio garden which is over two levels. The lower level is fully paved, and the upper area is decked, and newly done as part of refurbishment. The garden is enclosed on lower one by a brick wall to the adjacent building and a wooden fencing on the upper. New wiring has been added for external lighting and there is access to the garage 17'02 x 7.03 which has been rewired for power and lighting and there is additional parking for one to the rear of the garage.



## Property

<b>Type:</b>	Flat / Maisonette	<b>Asking Price:</b>	£450,000
<b>Bedrooms:</b>	2	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	785 ft <sup>2</sup> / 72 m <sup>2</sup>		
<b>Plot Area:</b>	0.04 acres		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,676		
<b>Title Number:</b>	ST222194		

## Local Area

<b>Local Authority:</b>	Bath and north east somerset
<b>Conservation Area:</b>	Bath
<b>Flood Risk:</b>	
• Rivers & Seas	Low
• Surface Water	Very Low

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

<b>15</b> mb/s	<b>190</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:











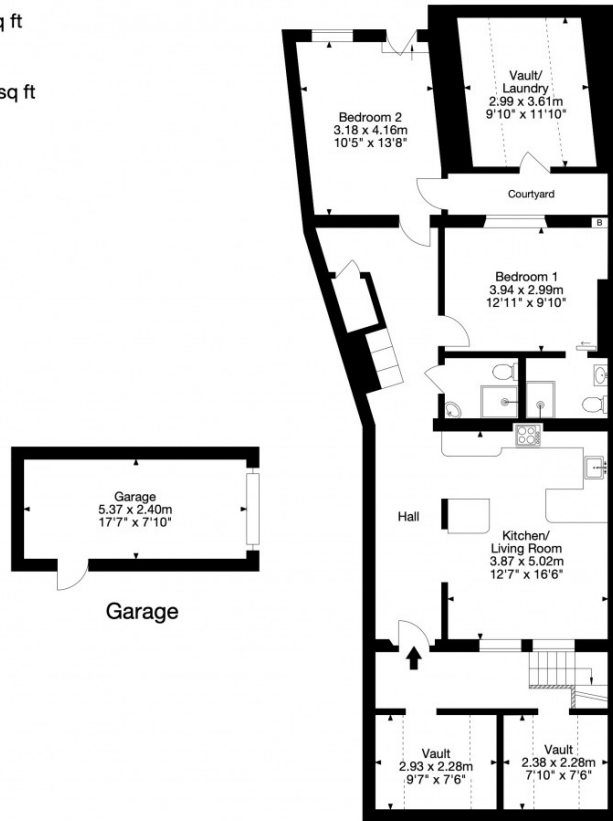






## 11, BATHWICK STREET, BATH, BA2

Bathwick Street, Bath, Somerset BA2 6NX  
Gross Internal Area (Approx.)  
Main House = 73 sq m / 785 sq ft  
Vaults = 23 sq m / 247 sq ft  
Garage = 12 sq m / 129 sq ft  
Total Area = 108 sq m / 1,161 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.

11 Bathwick Street, Bathwick, BATH, BA2

Energy rating

**C**

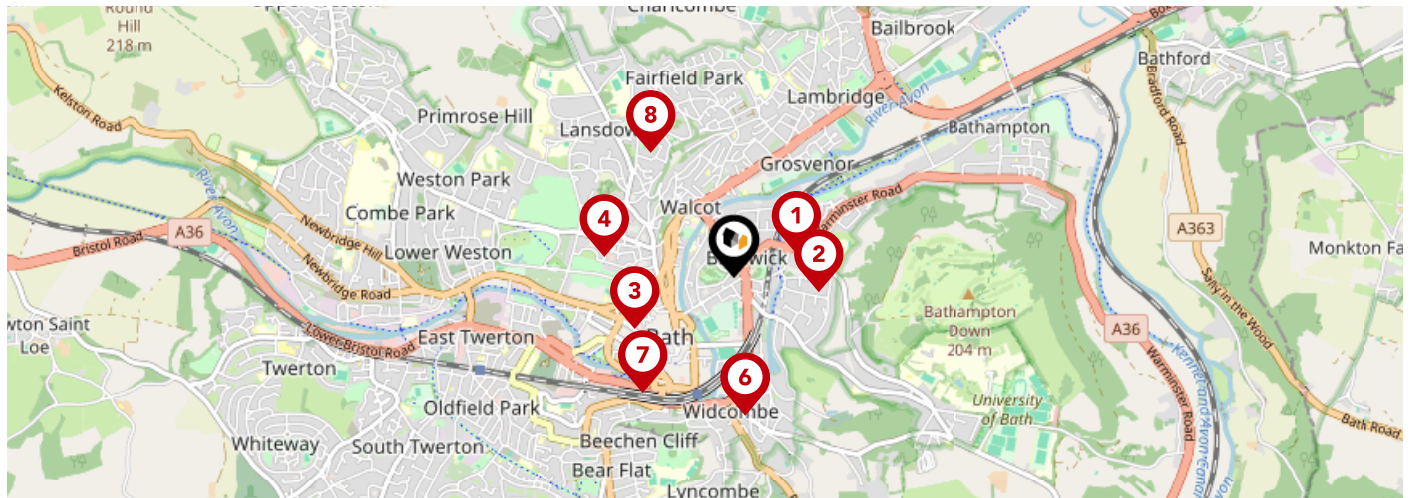
Valid until 22.09.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	77   c	79   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



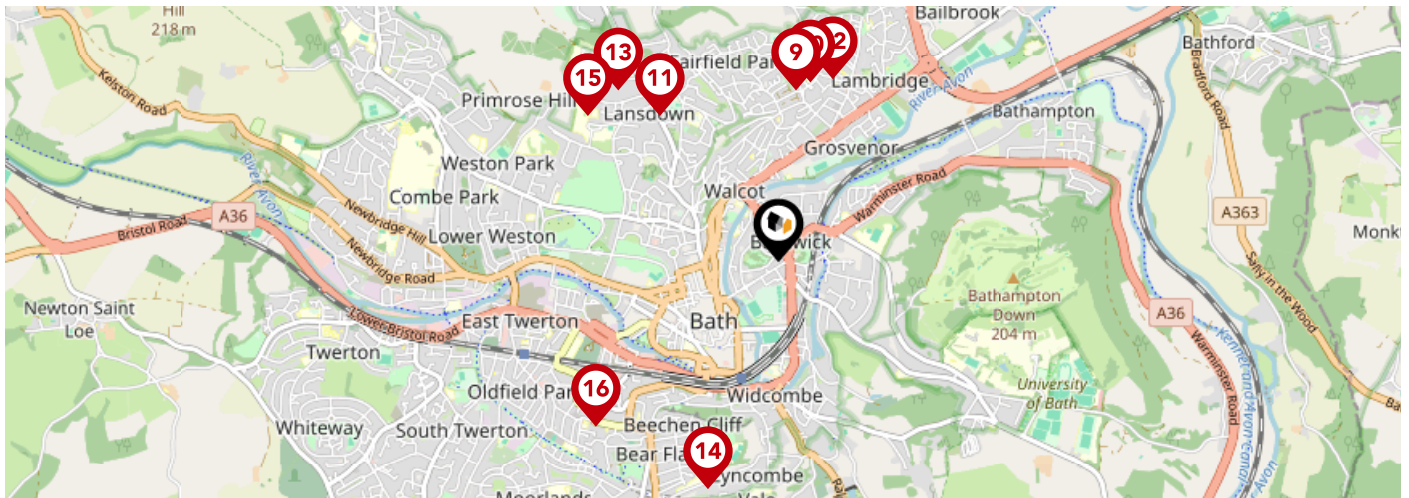
### Additional EPC Data

<b>Property Type:</b>	Basement flat
<b>Walls:</b>	Sandstone or limestone, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	(another dwelling above)
<b>Window:</b>	Partial secondary glazing
<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>	None
<b>Total Floor Area:</b>	78 m <sup>2</sup>

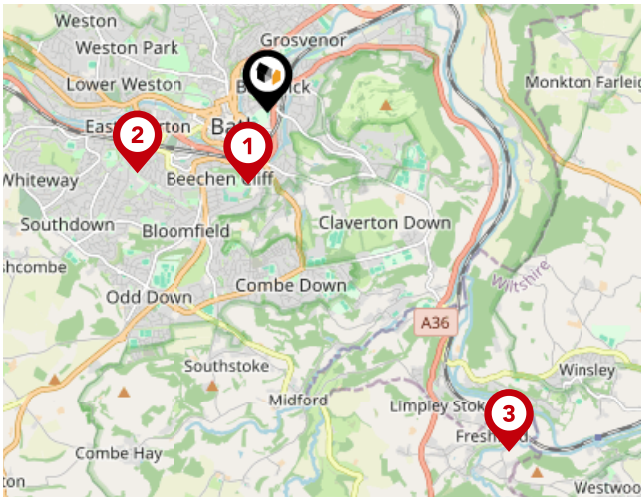


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Bathwick St Mary Church School</b> Ofsted Rating: Good   Pupils: 220   Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>King Edward's School</b> Ofsted Rating: Not Rated   Pupils: 1185   Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Bath Academy</b> Ofsted Rating: Not Rated   Pupils: 105   Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Andrew's Church School</b> Ofsted Rating: Good   Pupils: 232   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Widcombe CofE Junior School</b> Ofsted Rating: Outstanding   Pupils: 240   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Widcombe Infant School</b> Ofsted Rating: Good   Pupils: 177   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Bath College</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Stephens Church School</b> Ofsted Rating: Good   Pupils: 348   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



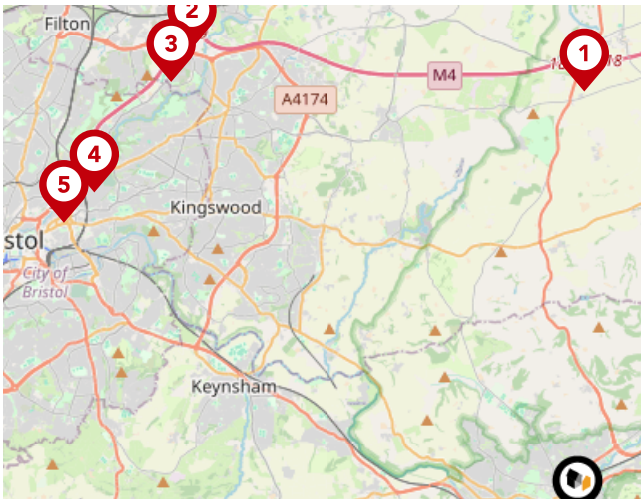


		Nursery	Primary	Secondary	College	Private
	<b>St Mark's CofE School</b> Ofsted Rating: Good   Pupils: 235   Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Saviours Infant Church School</b> Ofsted Rating: Good   Pupils: 148   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Royal High School GDST</b> Ofsted Rating: Not Rated   Pupils: 579   Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Saviours Junior Church School</b> Ofsted Rating: Good   Pupils: 168   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingswood School</b> Ofsted Rating: Not Rated   Pupils: 895   Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Beechen Cliff School</b> Ofsted Rating: Good   Pupils: 1210   Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingswood Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 474   Distance:1.11	<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:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



## National Rail Stations

Pin	Name	Distance
1	Bath Spa Rail Station	0.7 miles
2	Oldfield Park Rail Station	1.33 miles
3	Freshford Rail Station	3.86 miles



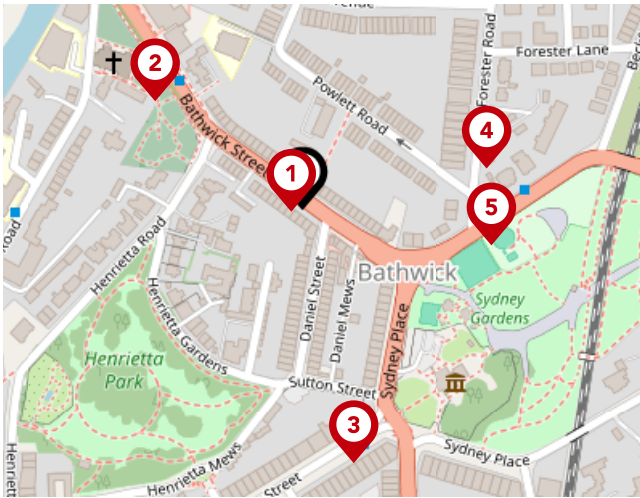
## Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	7.92 miles
2	M4 J19	11.28 miles
3	M32 J1	11.07 miles
4	M32 J2	10.81 miles
5	M32 J3	11 miles



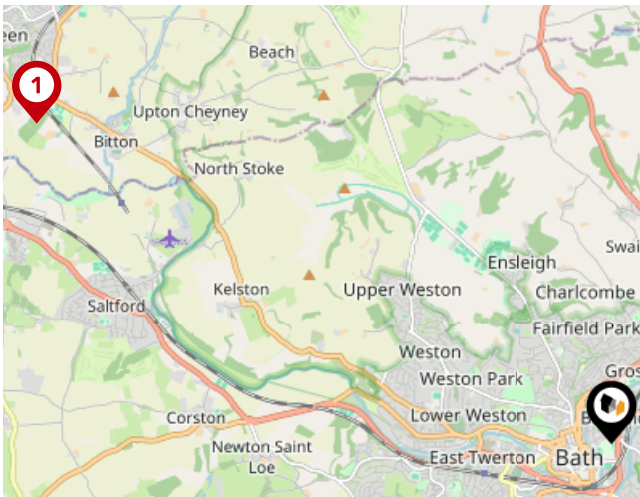
## Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	15.46 miles
2	Felton	15.46 miles
3	Staverton	36.02 miles
4	Cardiff Airport	42.57 miles



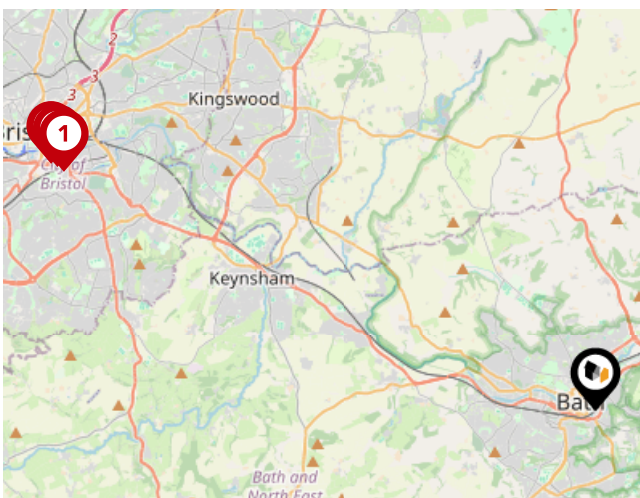
## Bus Stops/Stations

Pin	Name	Distance
1	Bathwick Street	0.01 miles
2	Henrietta Court	0.11 miles
3	Holburne Museum	0.15 miles
4	Powlett Road	0.11 miles
5	Forester Road	0.11 miles



## Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	6.09 miles



## Ferry Terminals

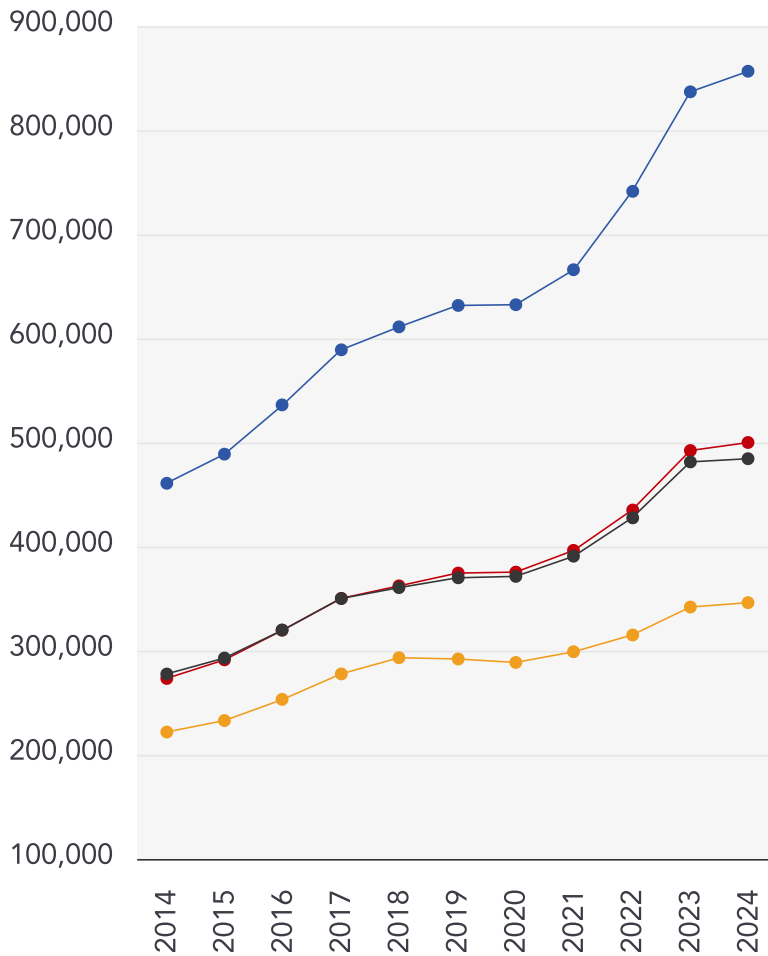
Pin	Name	Distance
1	Temple Meads Station Ferry Landing	10.81 miles
2	Temple Bridge (Bristol) Ferry Landing	10.94 miles
3	St Philip's Bridge	11.07 miles

# Market

## House Price Statistics



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



Detached

**+85.88%**

Semi-Detached

**+82.93%**

Terraced

**+74.5%**

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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## 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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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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