

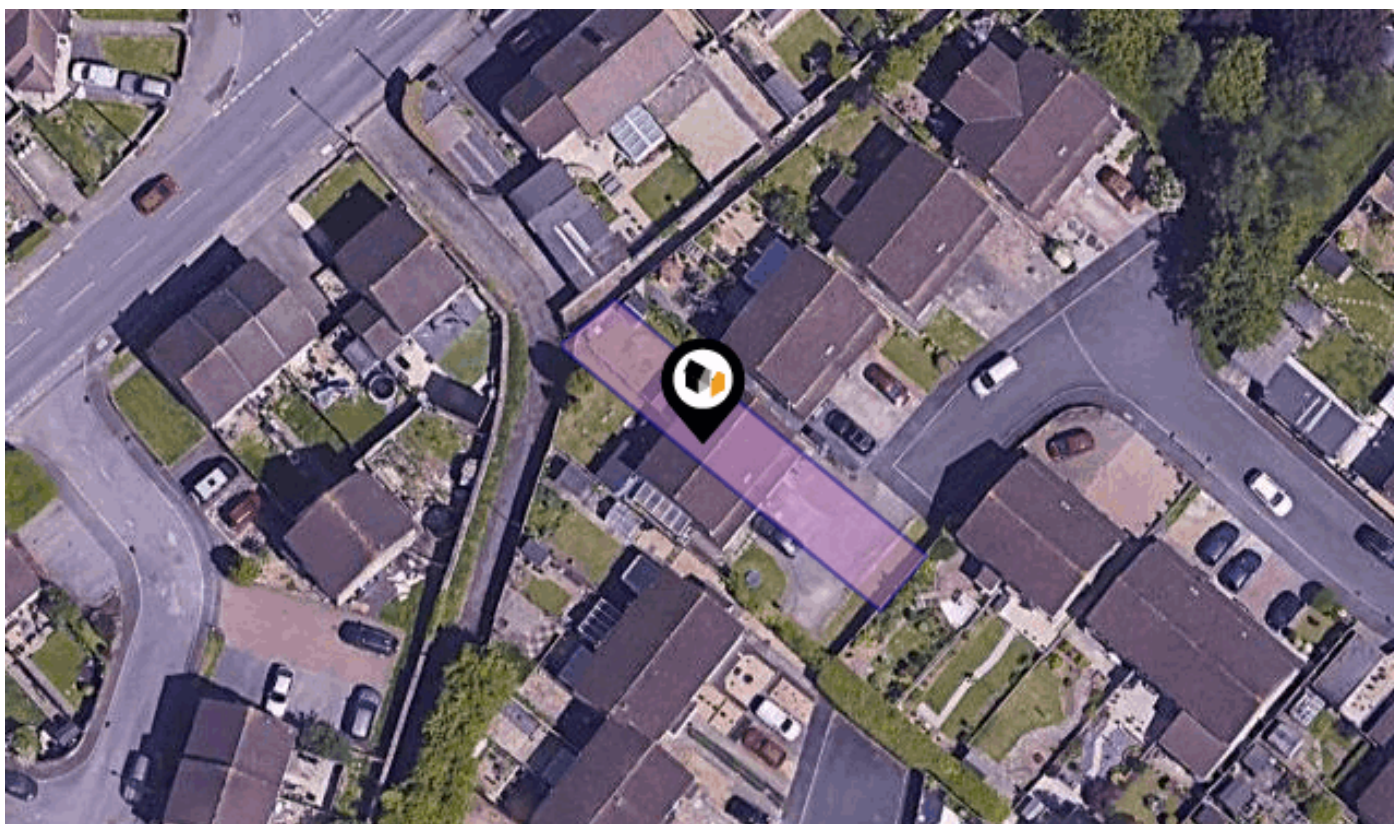


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 09<sup>th</sup> October 2024



## BLACKMORE DRIVE, BATH, BA2

Asking Price : £480,000

### 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)



### Freehold - House of Multiple Occupation

.Martin and Co Bath Residential Sales are offering a unique opportunity to purchase this extended Semi-detached property which has been well looked after by the current owners, as an up and running HMO with tenants already in place, for an immediate income and with all up-to-date certification making this a business opportunity not to be missed.

The original garage has been converted into a bedroom which has a front aspect double glazed window, radiator and carpet covered flooring. There is also an En - suite shower room which comprises of a fully enclosed and tiled shower cubicle with an electric shower, low level WC, vanity sink unit and a mirrored front medicine cabinet and radiator.

The Kitchen has a front aspect double glazed window. There is a single drainer sink unit with mixer taps, wall and base units providing storage and laminated work top surfaces along with a Freestanding hob and oven, plumbing for a washing machine and space for an upright fridge freezer. The walls are fully tiled and spotlights.

The reception/ sitting room is located towards the rear of the property with a rear aspect double glazed window along with a radiator and carpet covered flooring. From the reception room there is a direct access to the extended dining room with double glazed doors leading out to the patio and garden, there is also a double-glazed window, sky light and wooden flooring. This room could be used as a dining area or may be a smaller garden bedroom for extra income.

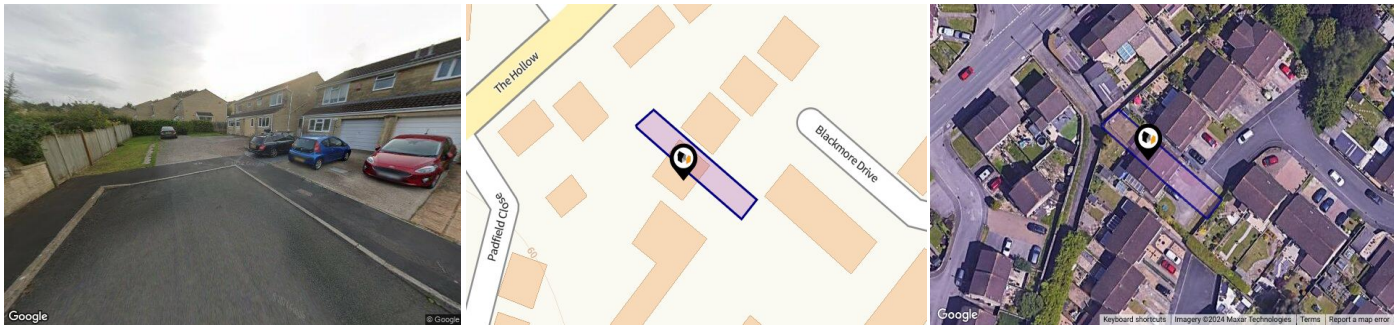
On the 1st floor there is a access to the loft space and three bedrooms and a family bathroom. The family bathroom comprises of a bath with a shower and glass shower screen. A low-level WC and vanity sink unit with mixer taps and a small cupboard along with an additional built-in storage cupboard a wall mounted radiator and a double-glazed window.

To the rear of the property is the garden which has a large patio area which is a great entertaining space with steps leading up the lawn area. There is a good quality garden shed ideal for bicycle storage or as you deem fit and garden is fully enclosed by wooden fencing and there is personal side access from the front of property.

The front of the property has parking for two cars and there is also a grass area to the left which could be turned into parking should the need arise subject to local authority planning approval. Please note that the property next door has a right of way from the road.

All viewings are via Martin and Co Residential Sales Bath.

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.



## Property

<b>Type:</b>	Semi-Detached
<b>Bedrooms:</b>	4
<b>Floor Area:</b>	962 ft <sup>2</sup> / 89 m <sup>2</sup>
<b>Plot Area:</b>	0.05 acres
<b>Year Built :</b>	1967-1975
<b>Council Tax :</b>	Band D
<b>Annual Estimate:</b>	£2,155
<b>Title Number:</b>	AV48404

<b>Asking Price:</b>	£480,000
<b>Tenure:</b>	Freehold

## Local Area

<b>Local Authority:</b>	Bath and north east somerset
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	No Risk
<ul style="list-style-type: none"> <li>Rivers &amp; Seas</li> <li>Surface Water</li> </ul>	Very Low

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

<b>7</b> mb/s	<b>142</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



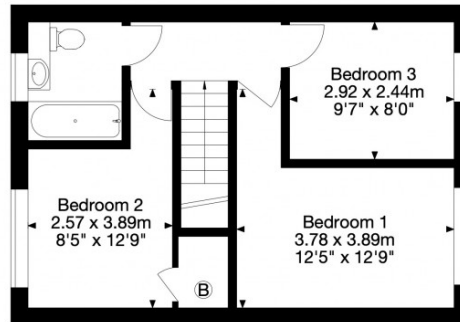
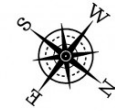




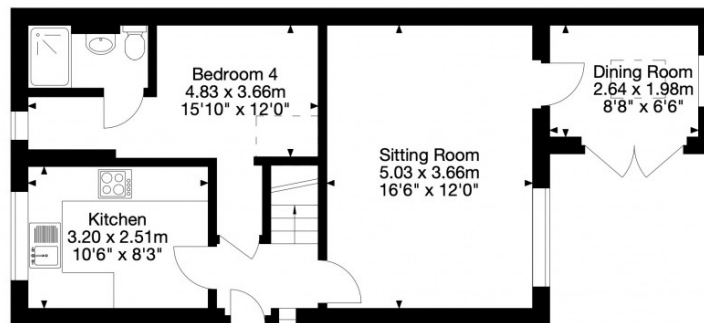


## BLACKMORE DRIVE, BATH, BA2

Blackmore Drive, Bath BA2 1JN  
Gross Internal Area (Approx.)  
89 sq m / 962 sq ft



First Floor



Ground 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.

BATH, BA2

Energy rating

# C

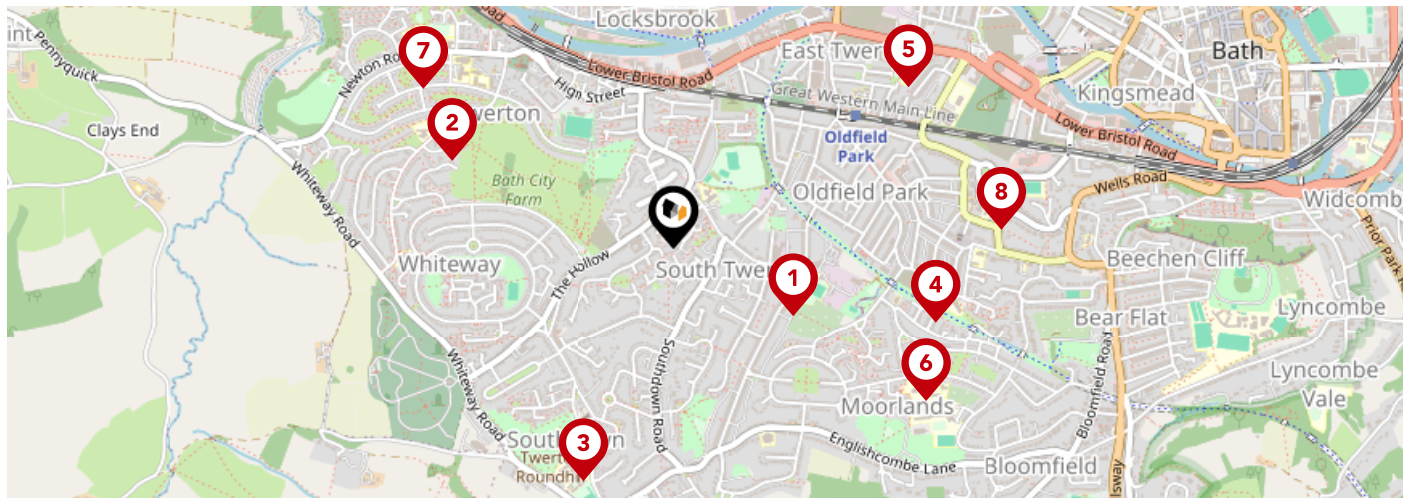
Valid until 07.10.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	74   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

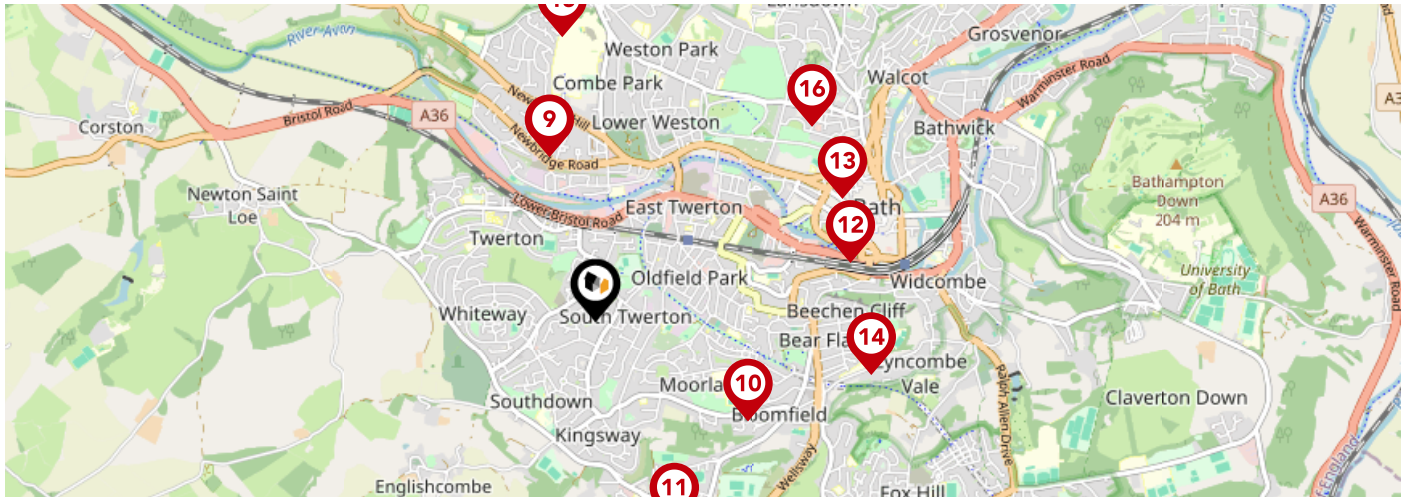


## Additional EPC Data

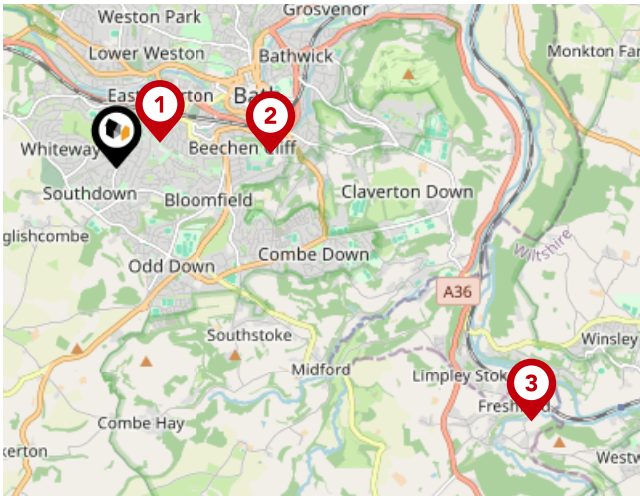
<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, 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>	106 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Oldfield Park Junior School</b> Ofsted Rating: Good   Pupils: 235   Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Twerton Infant School</b> Ofsted Rating: Good   Pupils: 156   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Roundhill Primary School</b> Ofsted Rating: Special Measures   Pupils: 280   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St John's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 323   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Oldfield Park Infant School</b> Ofsted Rating: Good   Pupils: 177   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Moorlands Infant School</b> Ofsted Rating: Good   Pupils: 177   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Michaels Junior Church School</b> Ofsted Rating: Good   Pupils: 141   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Hayesfield Girls School</b> Ofsted Rating: Good   Pupils: 1497   Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

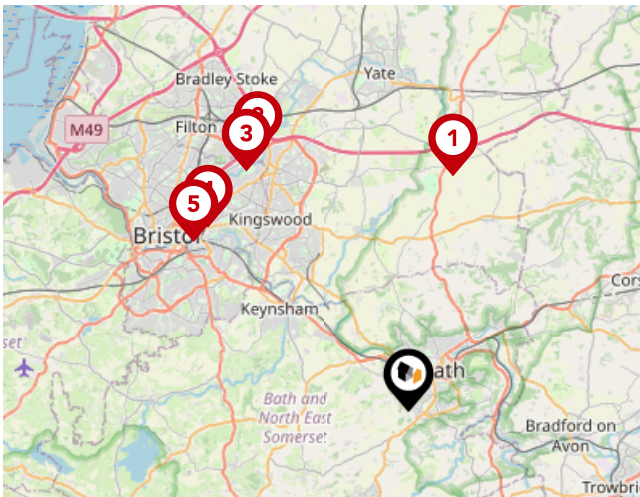


		Nursery	Primary	Secondary	College	Private
	<b>Newbridge Primary School</b> Ofsted Rating: Good   Pupils: 411   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Moorlands Junior School</b> Ofsted Rating: Good   Pupils: 230   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Philip's CofE Primary School</b> Ofsted Rating: Good   Pupils: 276   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bath College</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bath Academy</b> Ofsted Rating: Not Rated   Pupils: 105   Distance:1.28	<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:1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 189   Distance:1.32	<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: 232   Distance:1.35	<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	0.47 miles
2	Bath Spa Rail Station	1.43 miles
3	Freshford Rail Station	4.5 miles



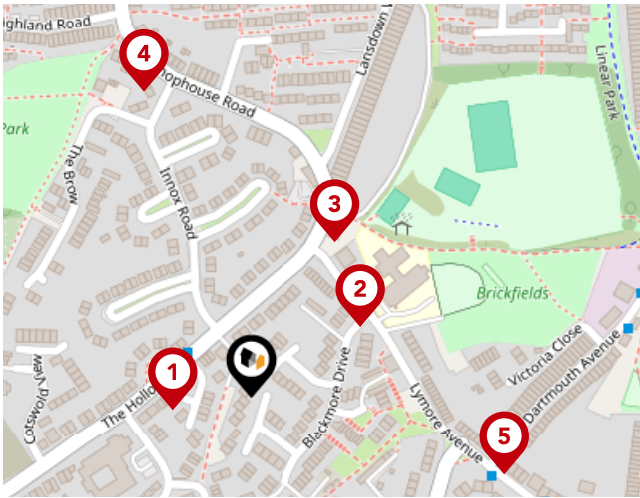
## Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	8.89 miles
2	M4 J19	11.03 miles
3	M32 J1	10.71 miles
4	M32 J2	10.06 miles
5	M32 J3	10.13 miles



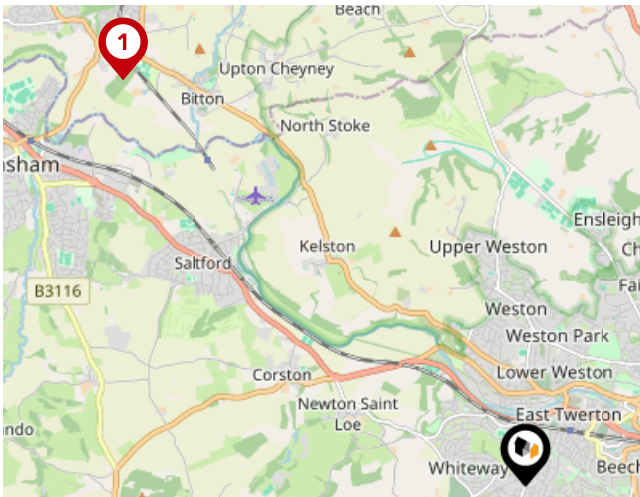
## Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	13.88 miles
2	Felton	13.88 miles
3	Staverton	37.18 miles
4	Cardiff Airport	40.99 miles



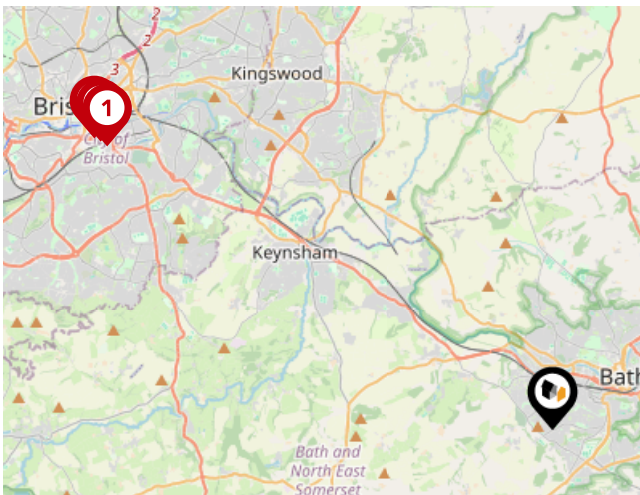
## Bus Stops/Stations

Pin	Name	Distance
1	Padfield Close	0.05 miles
2	Blackmore Drive	0.08 miles
3	The White Horse	0.1 miles
4	Highland Road	0.19 miles
5	Lymore Avenue	0.15 miles



## Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	5.3 miles



## Ferry Terminals

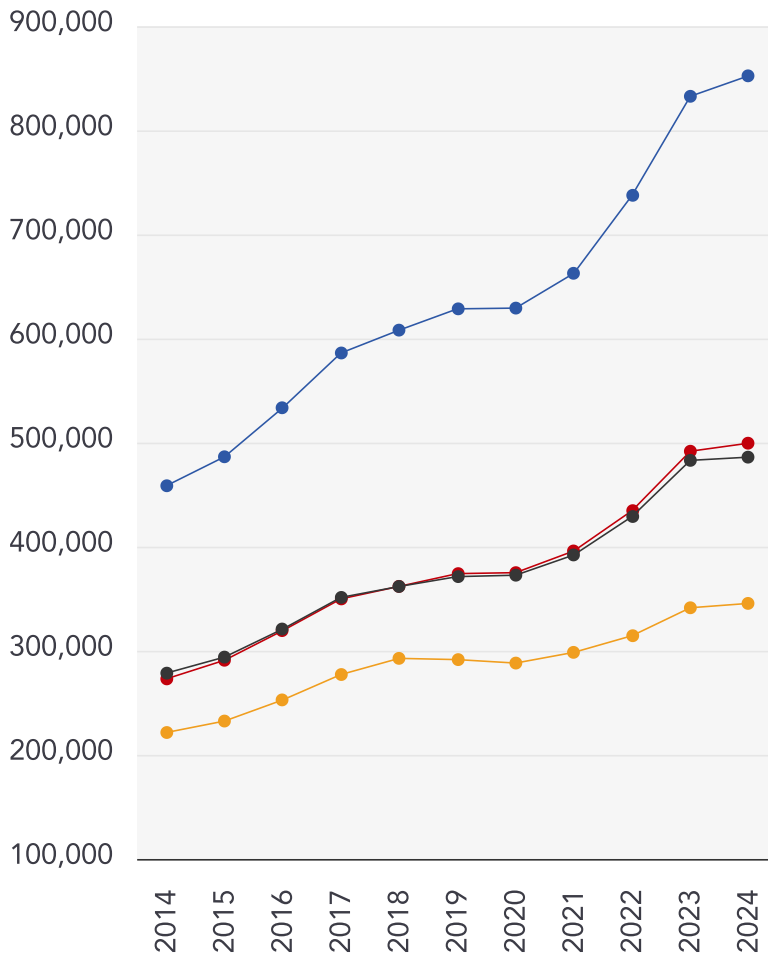
Pin	Name	Distance
1	Temple Meads Station Ferry Landing	9.78 miles
2	Temple Bridge (Bristol) Ferry Landing	9.91 miles
3	St Philip's Bridge	10.05 miles

# 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

---

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

