

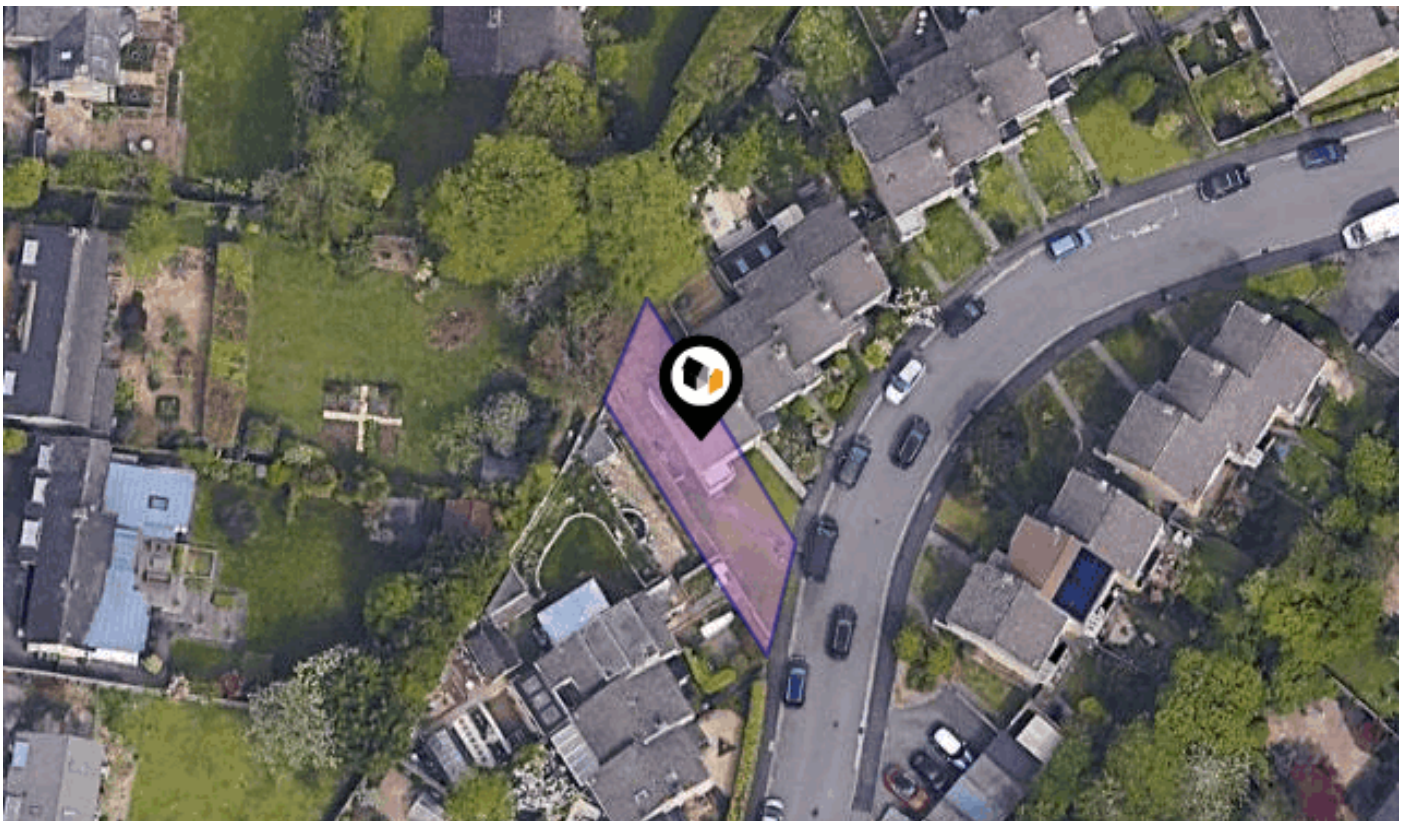


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 22<sup>nd</sup> November 2024



## RICHMOND HEIGHTS, BATH, BA1

Asking Price : £390,000

### Martin & Co Bath

1 Cleveland Terrace, Bath, BA1 5DF

01225 429999

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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)

### **LEASEHOLD END OF TERRACE. FREEHOLD WILL BE AVAILABLE ON EXCHANGE OF CONTRACTS.**

Martin & Co Bath are offering for this end of terrace three bedroom family home for sale with no onward chain.

This property would make a great first time, next home or as an investment as the property has been rented out for a number of years, so you have peace of mind that the property has been well maintained with in date Electrical and Gas Safety Certificates.

#### **Ground floor**

As you enter the property to the right hand side is the front reception / sitting room. There is a double glazed front aspect window, radiator, a coal effect fire with a wooden surround and base, wall lights and carpet covered flooring.

Directly behind the front reception is the open plan Kitchen / dining room with three double glazed windows over looking side and the rear garden. The dining area is a big enough for a reasonable size dining table, there is a radiator and the floor is carpeted. The kitchen has a single drainer sink unit with mixer taps. There is a range of wall mounted and base units providing storage and marble effect laminated work tops. There is plumbing for a washing machine and space for the gas cooker with an overhead extractor fan. There is also space for a fridge and there are spotlights and double glazed back to door to the garden.

#### **Upstairs**

As you go upstairs there is a double glazed flank window, access to the loft space a storage cupboard, three bedrooms and a family Bathroom. Bedroom one has a front aspect double glazed window, built in dressing area with drawers and a built in wardrobes. There is a radiator and carpet covered flooring.

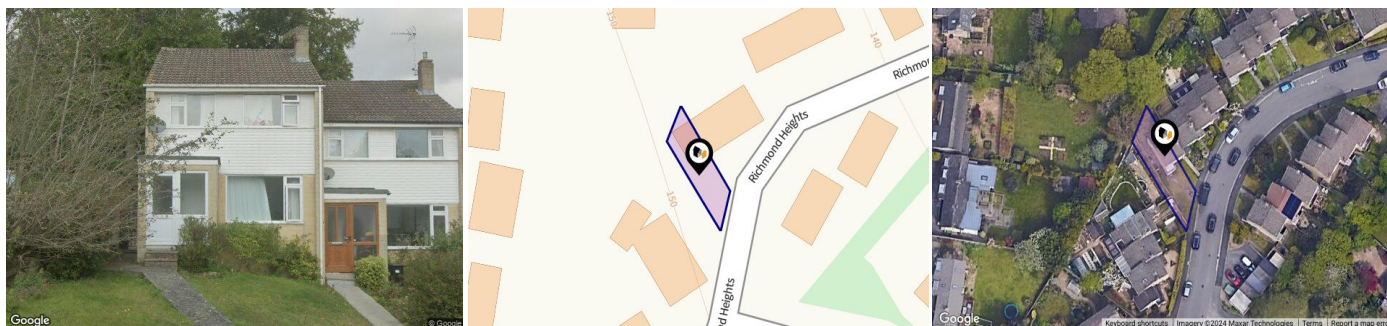
Bedroom two is rear aspect with a double glazed window, radiator, built in wardrobes and vanity area and carpet covered flooring. Bedroom three is front aspect with a double glazed window, radiator and wooden laminated flooring. The bathroom has a frosted double glazed window an enclosed panelled Bath with a shower and shower screen. There is a vanity sink unit with draws. There is a low level WC, Radiator / towel rail and fully tiled walls.

#### **Outside**

To the front the property there is a lawned area and to the the side there is personal side access to the patio garden to the rear. This property also have a garage which is in the near by block.

**All viewings are by appointment only through Martin and Co Residential Sales Bath.**

**Agents Notes: This property is currently a leasehold property but the owners are in the process of buying the freehold and that will be in place by exchange of contracts.**



## Property

<b>Type:</b>	Dwelling	<b>Asking Price:</b>	£390,000
<b>Bedrooms:</b>	3	<b>Tenure:</b>	Leasehold
<b>Floor Area:</b>	894 ft <sup>2</sup> / 83 m <sup>2</sup>	<b>Start Date:</b>	12/06/1968
<b>Plot Area:</b>	0.05 acres	<b>End Date:</b>	24/06/2966
<b>Year Built :</b>	1950-1966	<b>Lease Term:</b>	999 years from 24 June 1967
<b>Council Tax :</b>	Band C	<b>Term Remaining:</b>	942 years
<b>Annual Estimate:</b>	£1,916		
<b>Title Number:</b>	ST341241		

## Local Area

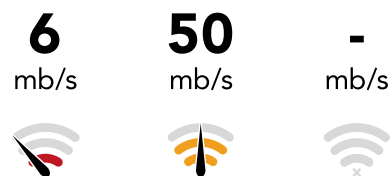
**Local Authority:** Bath and north east somerset

**Conservation Area:** No

**Flood Risk:**

- Rivers & Seas No Risk
- Surface Water Low

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



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

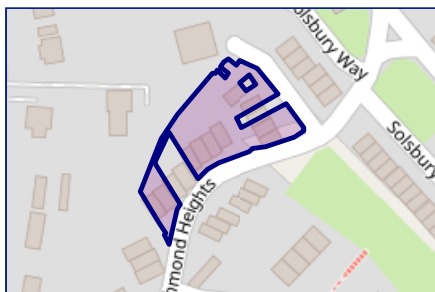


**Satellite/Fibre TV Availability:**



## Freehold Title Plan

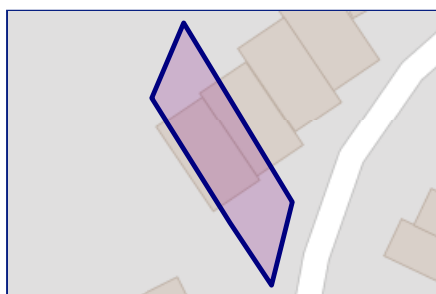
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**AV133297**

## Leasehold Title Plan

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**ST341241**

Start Date: 12/06/1968  
End Date: 24/06/2966  
Lease Term: 999 years from 24 June 1967  
Term Remaining: 942 years





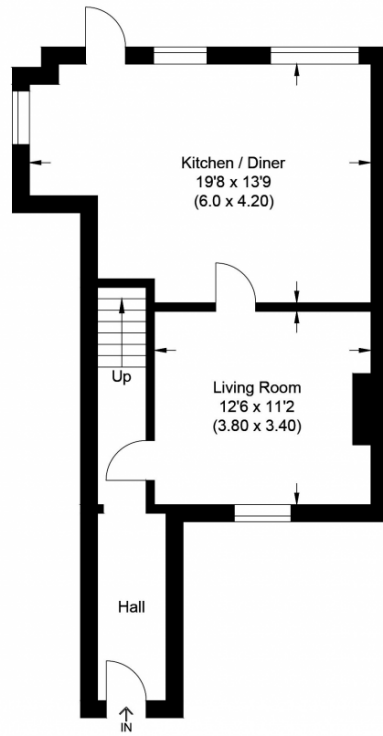




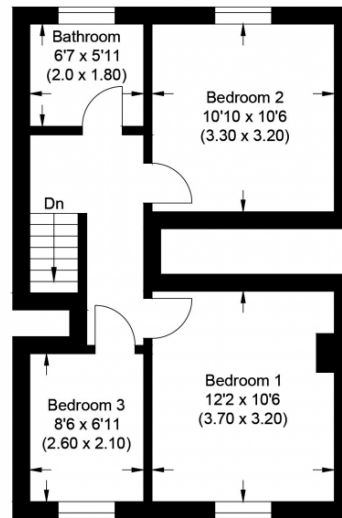


## RICHMOND HEIGHTS, BATH, BA1

Approximate Gross Internal Area  
83.11 sq m / 894.58 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced By [www.myphotogenie.co.uk](http://www.myphotogenie.co.uk)



Richmond Heights, BA1

Energy rating

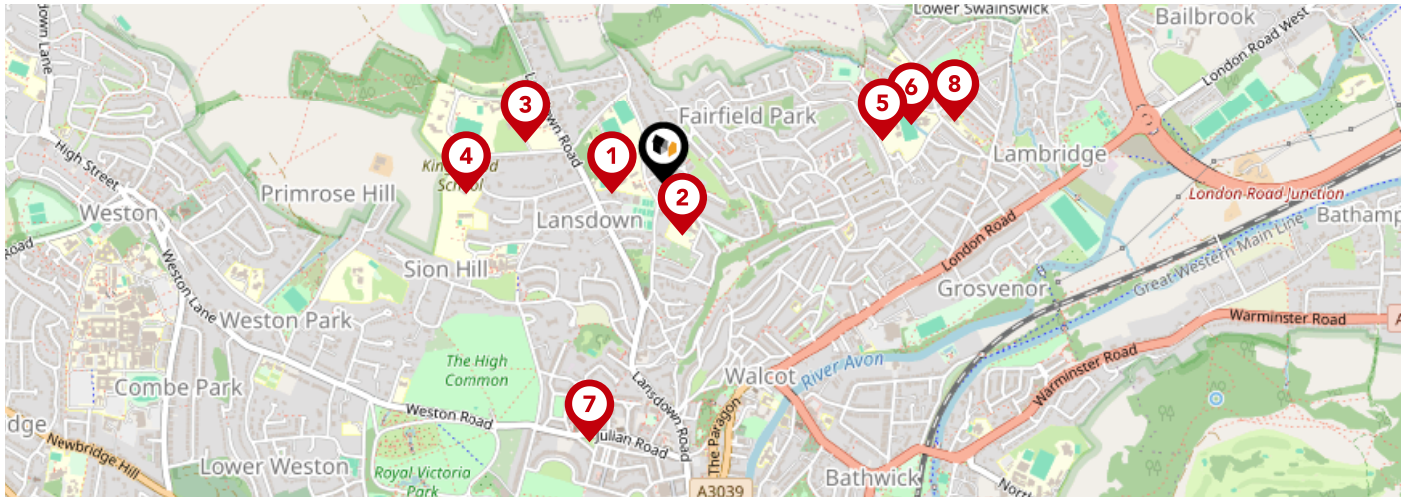
**E**

Valid until 17.08.2027

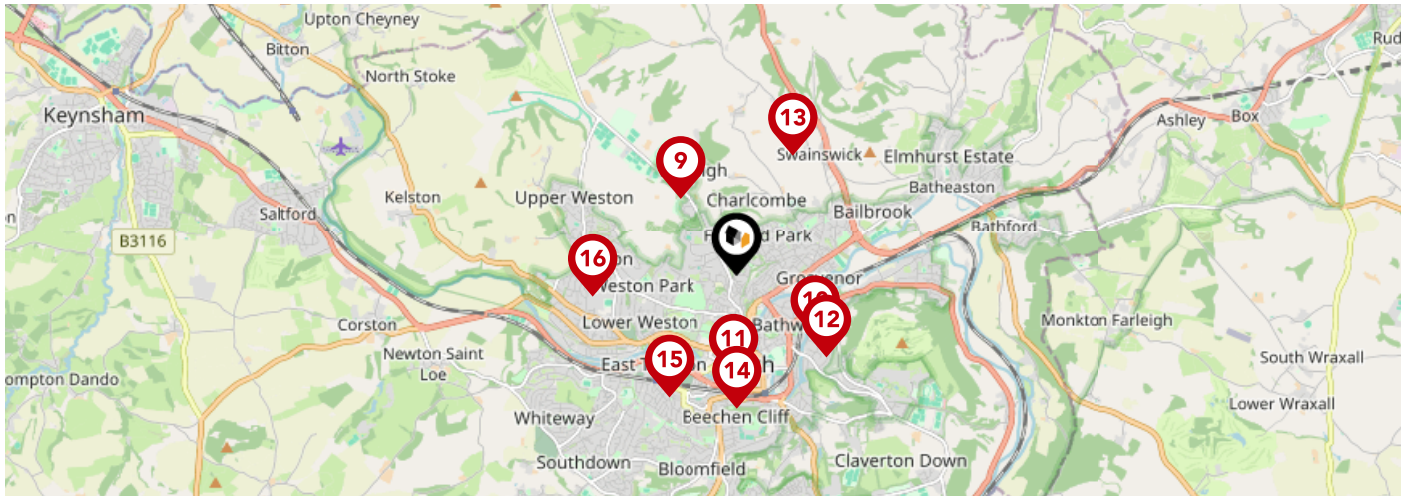
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		77   C
55-68	<b>D</b>	54   E	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 50% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	85 m <sup>2</sup>

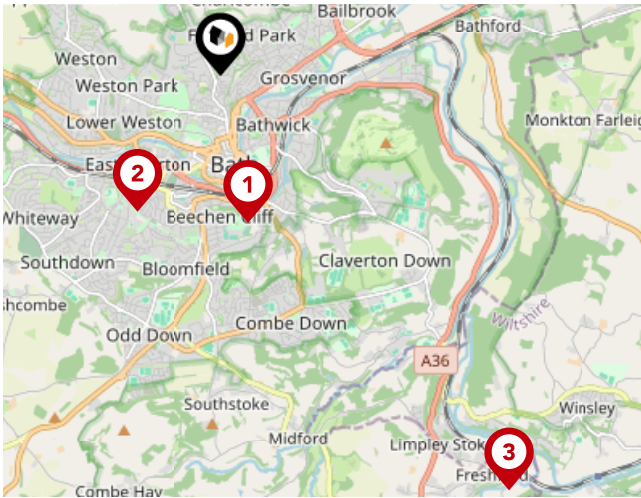


	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Royal High School GDST</b> Ofsted Rating: Not Rated   Pupils: 579   Distance:0.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>St Stephens Church School</b> Ofsted Rating: Good   Pupils: 348   Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>Kingswood School</b> Ofsted Rating: Not Rated   Pupils: 895   Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>Kingswood Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 474   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>St Mark's CofE School</b> Ofsted Rating: Good   Pupils: 235   Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>St Saviours Infant Church School</b> Ofsted Rating: Good   Pupils: 148   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>St Andrew's Church School</b> Ofsted Rating: Good   Pupils: 232   Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>St Saviours Junior Church School</b> Ofsted Rating: Good   Pupils: 168   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



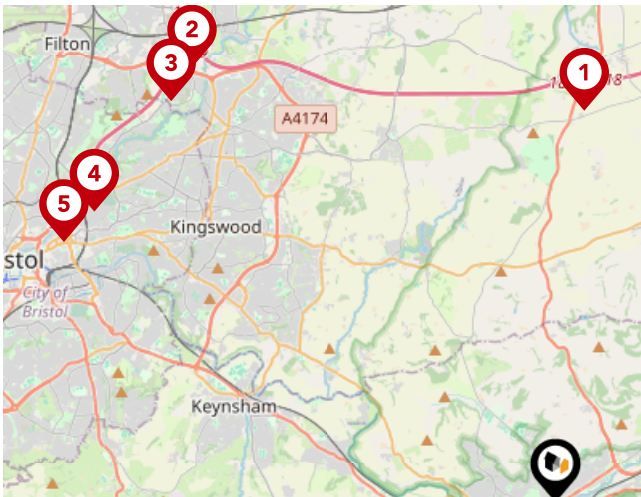
		Nursery	Primary	Secondary	College	Private
	<b>Abbot Alphege Academy</b> Ofsted Rating: Requires improvement   Pupils: 40   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bathwick St Mary Church School</b> Ofsted Rating: Good   Pupils: 220   Distance:0.92	<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:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>King Edward's School</b> Ofsted Rating: Not Rated   Pupils: 1185   Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Swainswick Church School</b> Ofsted Rating: Good   Pupils: 76   Distance:1.23	<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:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Oldfield Park Infant School</b> Ofsted Rating: Good   Pupils: 177   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 189   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	Bath Spa Rail Station	1.39 miles
2	Oldfield Park Rail Station	1.48 miles
3	Freshford Rail Station	4.67 miles



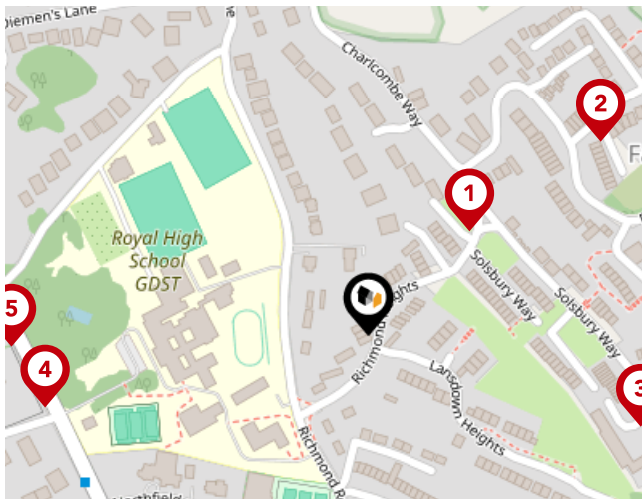
### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	7.24 miles
2	M4 J19	10.47 miles
3	M32 J1	10.28 miles
4	M32 J2	10.08 miles
5	M32 J3	10.29 miles



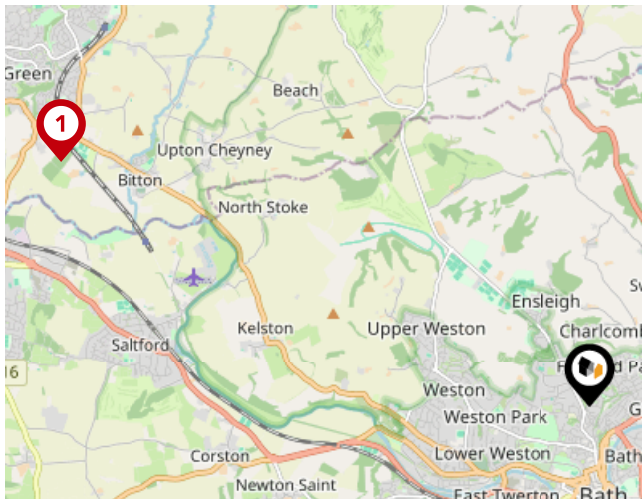
### Airports/HELIPADS

Pin	Name	Distance
1	Bristol Airport	15.05 miles
2	Felton	15.05 miles
3	Staverton	35.44 miles
4	Cardiff Airport	42.13 miles



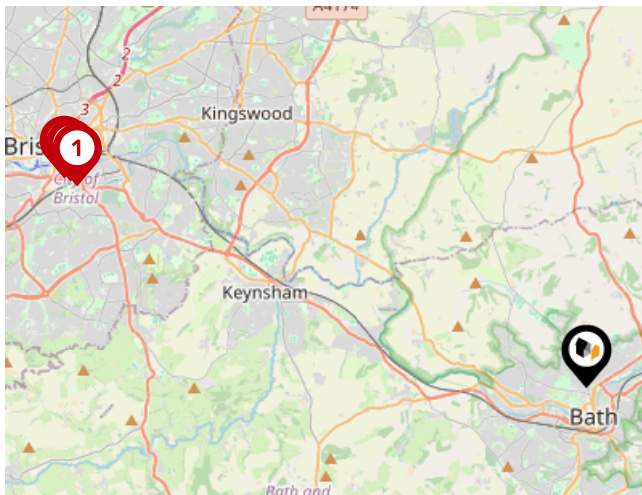
## Bus Stops/Stations

Pin	Name	Distance
1	Richmond Heights	0.08 miles
2	Blenheim Gardens	0.18 miles
3	Ragland Lane	0.17 miles
4	Lansdown Royal School	0.19 miles
5	Hamilton Road	0.21 miles



## Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	5.4 miles



## Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	10.15 miles
2	Temple Bridge (Bristol) Ferry Landing	10.28 miles
3	St Philip's Bridge	10.41 miles

<b>2, Richmond Heights, Bath, BA1 5QJ</b>						Terraced House
Last Sold Date:	26/08/2022	05/11/2015				
Last Sold Price:	£380,000	£299,950				
<b>11, Richmond Heights, Bath, BA1 5QJ</b>						Terraced House
Last Sold Date:	08/10/2020					
Last Sold Price:	£345,000					
<b>15, Richmond Heights, Bath, BA1 5QJ</b>						Terraced House
Last Sold Date:	09/10/2019					
Last Sold Price:	£322,500					
<b>3, Richmond Heights, Bath, BA1 5QJ</b>						Terraced House
Last Sold Date:	18/07/2018					
Last Sold Price:	£298,675					
<b>6, Richmond Heights, Bath, BA1 5QJ</b>						Terraced House
Last Sold Date:	08/08/2016	19/07/2007				
Last Sold Price:	£357,500	£260,000				
<b>31, Richmond Heights, Bath, BA1 5QJ</b>						Terraced House
Last Sold Date:	03/08/2016	23/08/2013	22/12/2009	07/11/2003	23/06/1998	
Last Sold Price:	£539,500	£395,000	£250,000	£199,000	£91,000	
<b>Maple House, Richmond Heights, Bath, BA1 5QJ</b>						Detached House
Last Sold Date:	12/08/2015	05/05/2004				
Last Sold Price:	£900,000	£610,000				
<b>7, Richmond Heights, Bath, BA1 5QJ</b>						Terraced House
Last Sold Date:	21/02/2012					
Last Sold Price:	£215,000					
<b>35, Richmond Heights, Bath, BA1 5QJ</b>						Detached House
Last Sold Date:	26/10/2007	12/04/2006	10/02/2004			
Last Sold Price:	£760,000	£600,000	£475,000			
<b>23, Richmond Heights, Bath, BA1 5QJ</b>						Flat-maisonette House
Last Sold Date:	28/06/2002					
Last Sold Price:	£162,500					
<b>21, Richmond Heights, Bath, BA1 5QJ</b>						Terraced House
Last Sold Date:	14/12/2000	02/08/1996				
Last Sold Price:	£140,000	£66,000				
<b>19 - 21, Richmond Heights, Bath, BA1 5QJ</b>						Semi-detached House
Last Sold Date:	25/05/2000	13/04/1995				
Last Sold Price:	£142,000	£64,000				

**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market Sold in Street

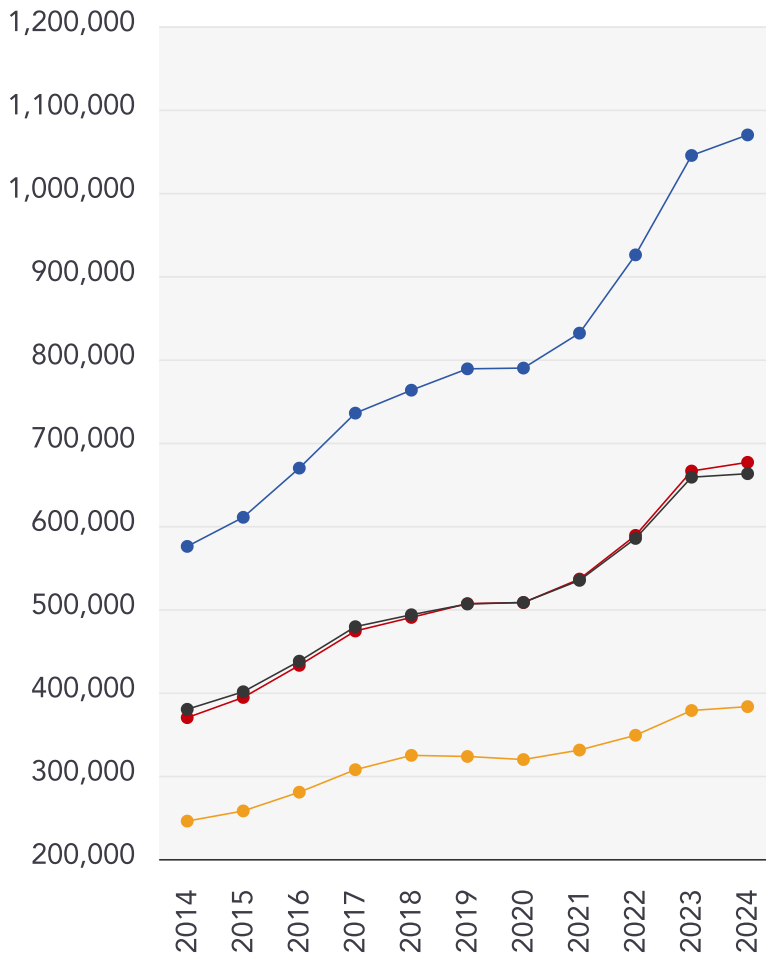


<b>14, Richmond Heights, Bath, BA1 5QJ</b>	Detached House
Last Sold Date:	31/08/1999
Last Sold Price:	£266,500
<b>29, Richmond Heights, Bath, BA1 5QJ</b>	Terraced House
Last Sold Date:	24/07/1998
Last Sold Price:	£82,000
<b>8, Richmond Heights, Bath, BA1 5QJ</b>	Terraced House
Last Sold Date:	15/12/1997
Last Sold Price:	£78,000

**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.



### 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



David Minors was our estate agent for the sale of our property in Bath and from start to finish he was incredible! So professional, friendly and went above and beyond in every way he could! Communication was impeccable and he made the whole process a lot smoother. Thank you David, we are so grateful for your service and help. Definitely would recommend Martin & Co to anyone who is looking to sell or buy.

### Testimonial 2



Brilliant service, always responsive, David was supportive between ourselves buying and the sellers, this was not an easy process but he kept us all informed and worked with our Solicitor as well. Good communication.

### Testimonial 3



Exceptional.

David Minor's has just sold two houses for me and it was a pleasure to deal with him and his team. One buyer pulled out at the last minute, but within two or three days David found a new buyer happy to pay the asking price. Everything went smoothly and I was kept well informed every step of the way. My solicitor said what a privilege it was to deal with an efficient firm. Over many years, they are certainly the best agents I have used.



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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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