



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 11th February 2025



MELCOMBE COURT, MELCOMBE ROAD, BATH, BA2

Asking Price : £260,000

Martin & Co Bath

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01225 429999

david.minors@martinco.com

www.martinco.com/estate-agents-and-letting-agents/branch/bath

Martin & Co Bath are offering for sale this two bedroom, first floor apartment with the added advantage of a balcony and allocated parking. This property would make a great first-time buy or investment due to its location and popularity with young families and investor buyers.

The main building door leads into the communal hallway with residents' post boxes and stairs leading up to the property on the first floor. Inside the front door of the apartment is a small carpet-covered lobby with storage cupboard followed by another door into the carpet-covered hallway where you find a good-sized airing-cupboard housing immersion tank and heating/hot water controls.

To the left-hand side of the hallway is the sitting-room which has a wall-mounted electric storage/convactor heater, telephone/broadband sockets, space for lounge furniture, a dining table and chairs, double-glazed windows with door onto the balcony which overlooks the communal gardens and the Linear Park / Two Tunnels Greenway behind.

Directly off the sitting-room is the kitchen which comprises a stainless-steel sink unit with mixer taps, 4 ring electric hob and oven, with extractor fan fitting above, floor to ceiling built-in larder, space for an upright fridge-freezer, plumbing for a washing-machine, part-tiled walls and a double-glazed window, and space for a small table or shelving.

The good-sized master bedroom, which overlooks the side of the property, has a double-glazed window, a wall-mounted electric storage/convactor heater, extension telephone socket, carpet covered flooring and space for bedroom furniture. The second bedroom has a front aspect, double-glazed window, space for free-standing shelving or cupboards, an electric storage/convactor heater, telephone socket and carpet covered flooring.

The bathroom which is at the end of the hallway has vinyl flooring, an enclosed, panelled bath with tiled surround and shower attachment, shower rail and curtain and adjacent towel rail. There is a low-level WC, pedestal wash-hand basin with tiled splashback and mirrored wall cabinet above. Adjacent to Melcombe Court is a residents' car park with one allocated parking space for use by the owner of this apartment. Any additional on-street parking in front of the property will require the purchase of a Local Council permit.

The Melcombe Court complex sits within well-kept communal grounds. Located in Oldfield Park the apartment sits within easy reach of Moorland Road shops, nearby parks and the Two Tunnels Greenway with cycle routes and a walkway from the top the St Kilda's Road to Bear Flat. The City Centre is approximately 1.5 miles away, so take in what Bath has to offer as an UNESCO World Heritage Site.

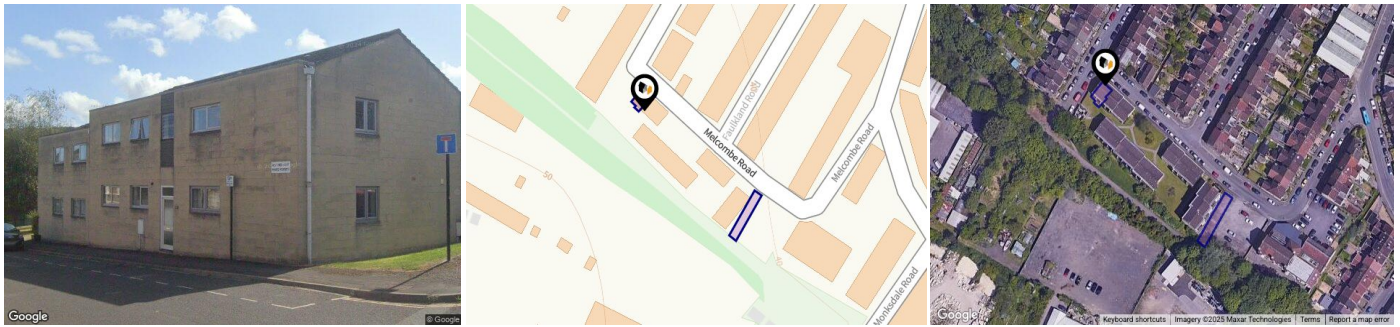
The High Street offers many larger retailers; there are also some outstanding boutique shops, amazing restaurants and pubs as well as many historical sites including the Roman Baths, Bath Abbey, Great Pulteney Street, the Circus and the Royal Crescent just to mention a few.

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

Managed by the West of England Management Company

Service charge £1900.00 approximately per year

Ground Rent is fixed at £15.00 per year



Property

Type:	Flat / Maisonette	Asking Price:	£260,000
Bedrooms:	2	Tenure:	Leasehold
Floor Area:	559 ft ² / 52 m ²	Start Date:	03/03/1976
Plot Area:	0.05 acres	End Date:	24/06/2974
Year Built :	1975	Lease Term:	999 years from 24 June 1975
Council Tax :	Band B	Term Remaining:	949 years
Annual Estimate:	£1,676		
Title Number:	AV14763		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	75 mb/s	1000 mb/s

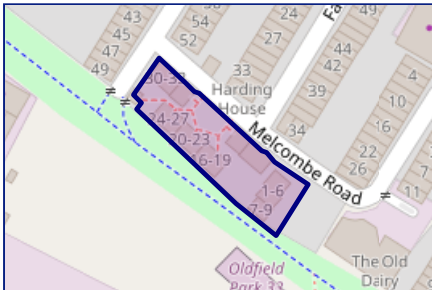
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

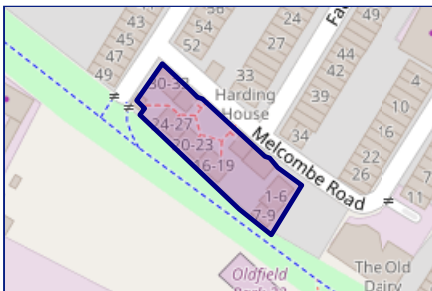


Multiple Freehold Title Plans Detected



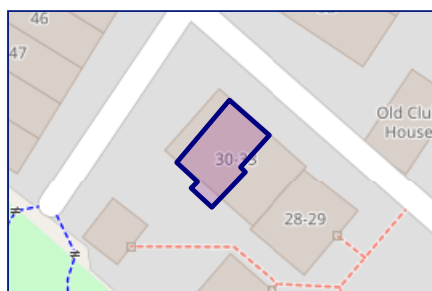
AV8688

Multiple Freehold Title Plans Detected



AV29204

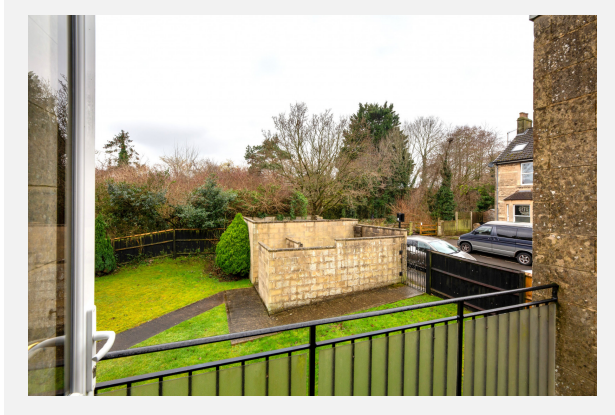
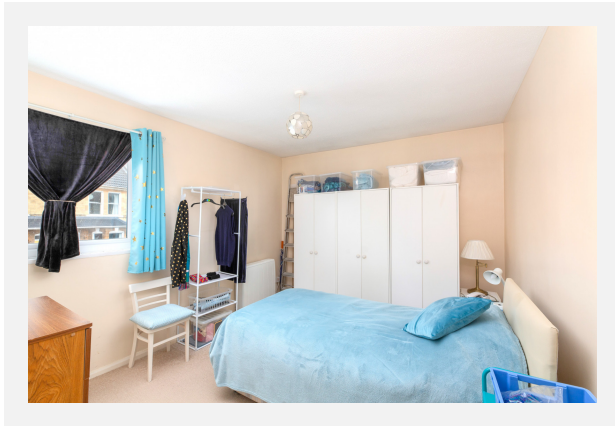
Leasehold Title Plan



AV14763

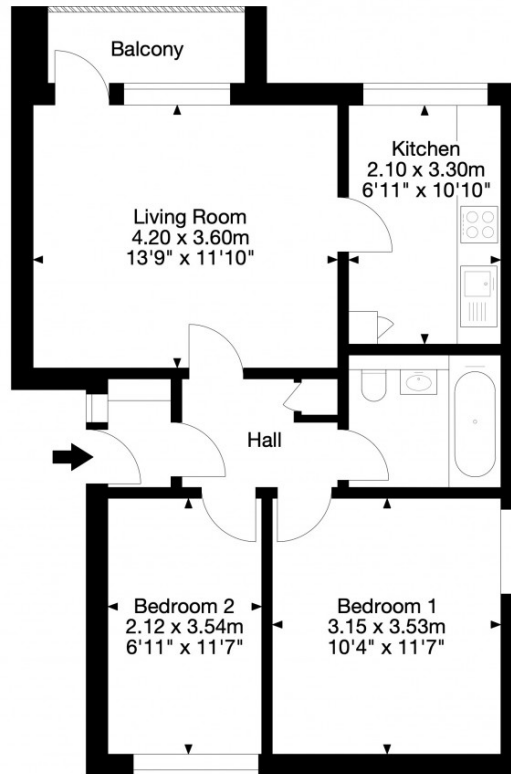
Start Date: 03/03/1976
End Date: 24/06/2974
Lease Term: 999 years from 24 June 1975
Term Remaining: 949 years





MELCOMBE COURT, MELCOMBE ROAD, BATH, BA2

Melcombe Court, Melcombe Road, Bath BA2 3LP
Gross Internal Area (Approx.)
52 sq m / 559 sq ft



© Capture Property Marketing 2025. 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.

Melcombe Court, Melcombe Road, BA2

Energy rating

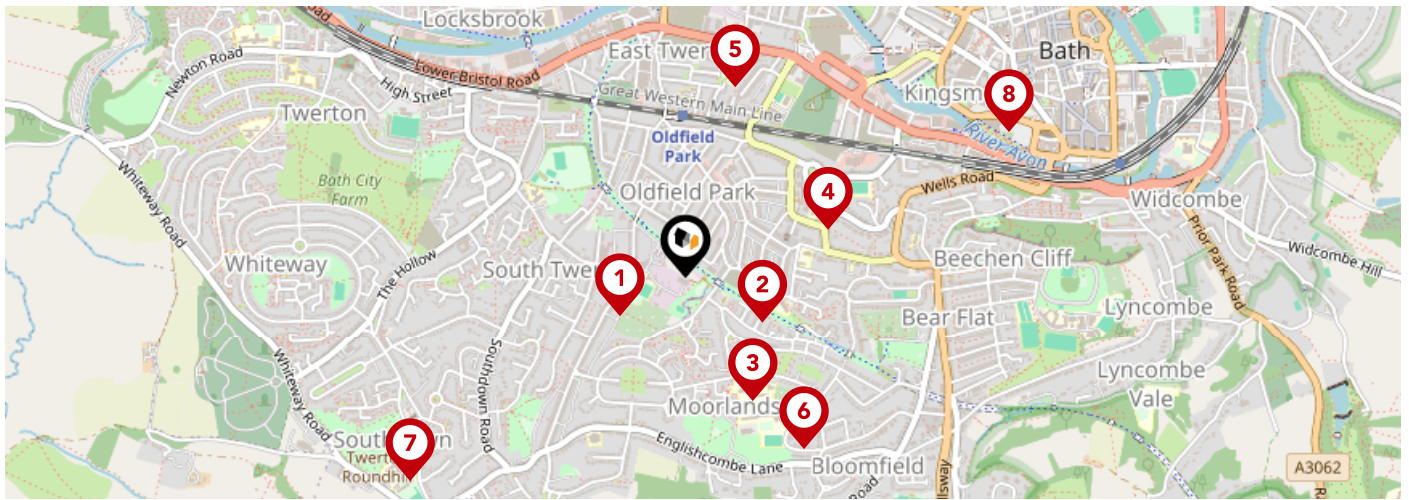
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Valid until 02.04.2033

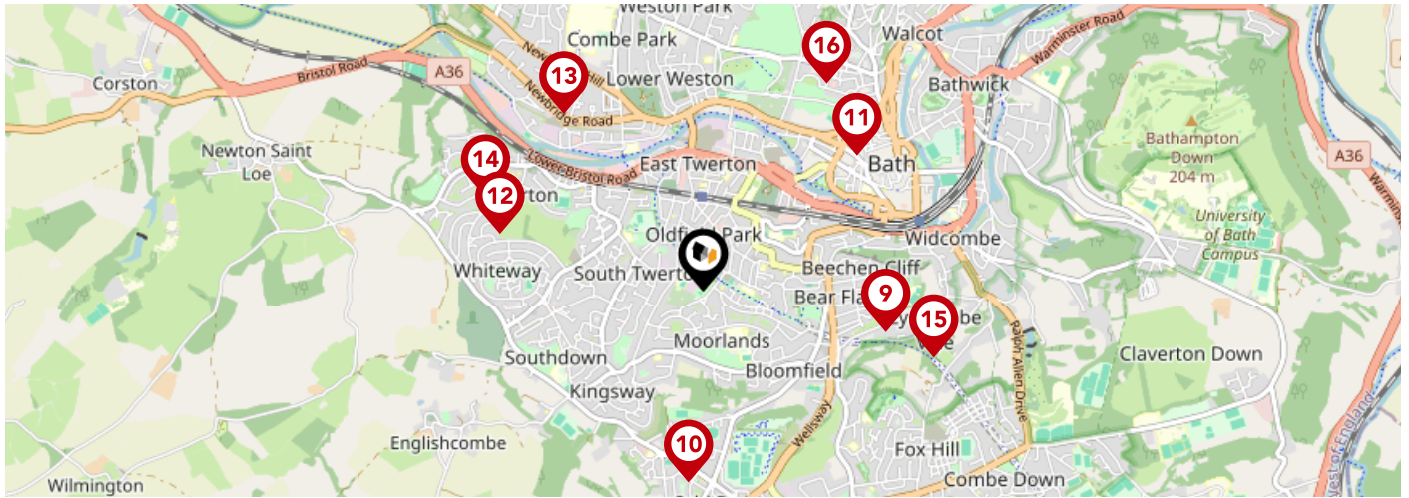
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	73 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

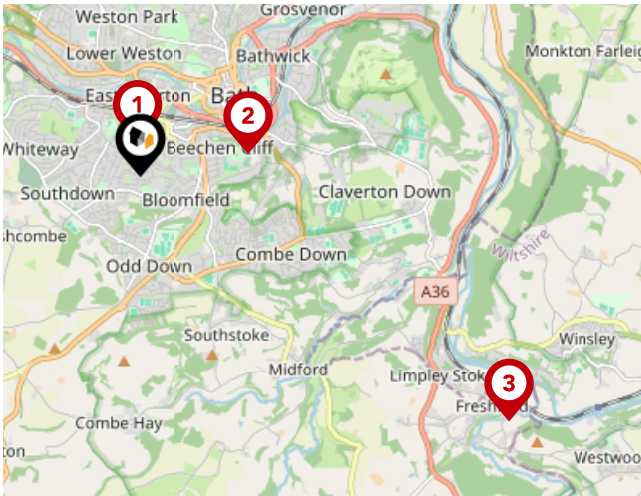
Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Controls for high heat retention storage heaters
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 57% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	52 m ²



		Nursery	Primary	Secondary	College	Private
1	Oldfield Park Junior School Ofsted Rating: Good Pupils: 235 Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St John's Catholic Primary School Ofsted Rating: Good Pupils: 323 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Moorlands Infant School Ofsted Rating: Good Pupils: 177 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hayesfield Girls School Ofsted Rating: Good Pupils: 1497 Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Oldfield Park Infant School Ofsted Rating: Good Pupils: 177 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Moorlands Junior School Ofsted Rating: Good Pupils: 230 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Roundhill Primary School Ofsted Rating: Special Measures Pupils: 280 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Bath College Ofsted Rating: Requires improvement Pupils:0 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

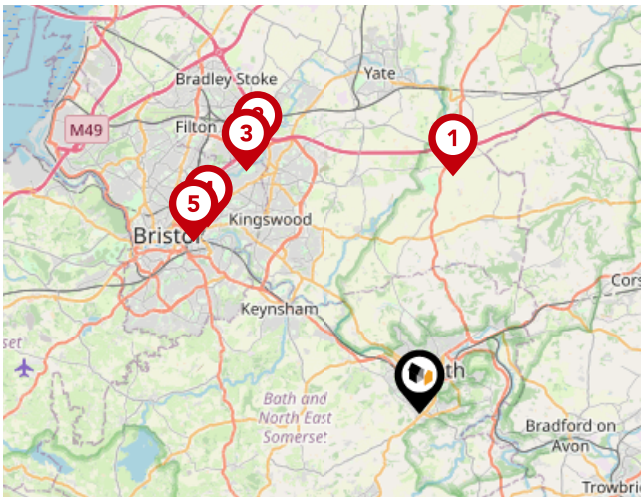


	Nursery	Primary	Secondary	College	Private
Beechen Cliff School Ofsted Rating: Good Pupils: 1210 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Philip's CofE Primary School Ofsted Rating: Good Pupils: 276 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bath Academy Ofsted Rating: Not Rated Pupils: 105 Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Twerton Infant School Ofsted Rating: Good Pupils: 156 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Newbridge Primary School Ofsted Rating: Good Pupils: 411 Distance:1.05	<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: 141 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Paragon School, Junior School of Prior Park College Ofsted Rating: Not Rated Pupils: 252 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Andrew's Church School Ofsted Rating: Good Pupils: 232 Distance:1.13	<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	0.31 miles
2	Bath Spa Rail Station	1.01 miles
3	Freshford Rail Station	4.1 miles



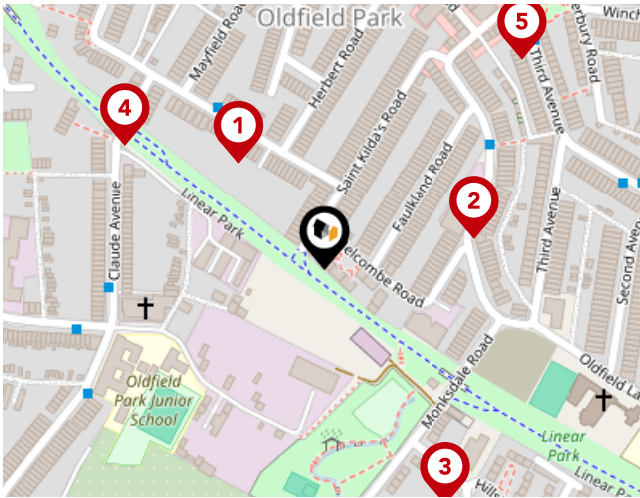
Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	8.88 miles
2	M4 J19	11.31 miles
3	M32 J1	11.01 miles
4	M32 J2	10.42 miles
5	M32 J3	10.5 miles



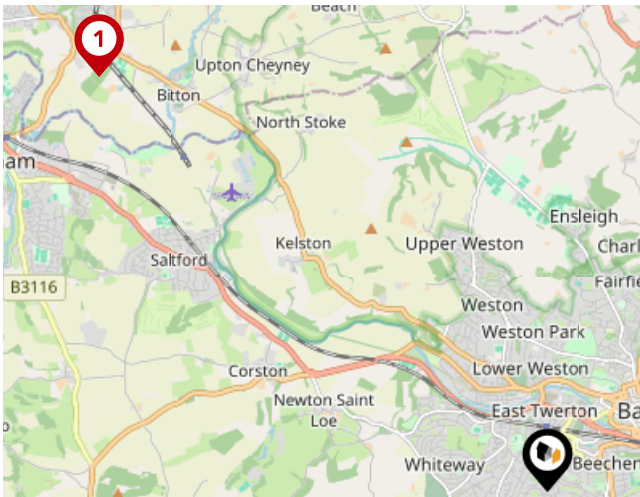
Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	14.31 miles
2	Felton	14.31 miles
3	Staverton	37.13 miles
4	Cardiff Airport	41.43 miles



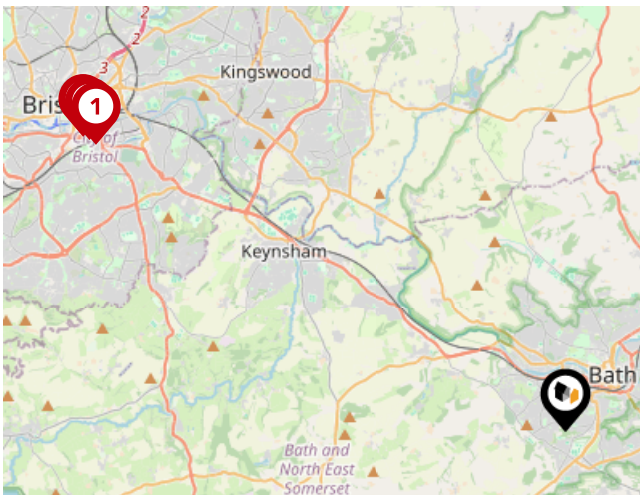
Bus Stops/Stations

Pin	Name	Distance
1	Cynthia Road	0.08 miles
2	Beckhampton Road	0.09 miles
3	Hillside Hall	0.15 miles
4	Bridge Road	0.14 miles
5	Shaftesbury Road	0.17 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	5.66 miles



Ferry Terminals

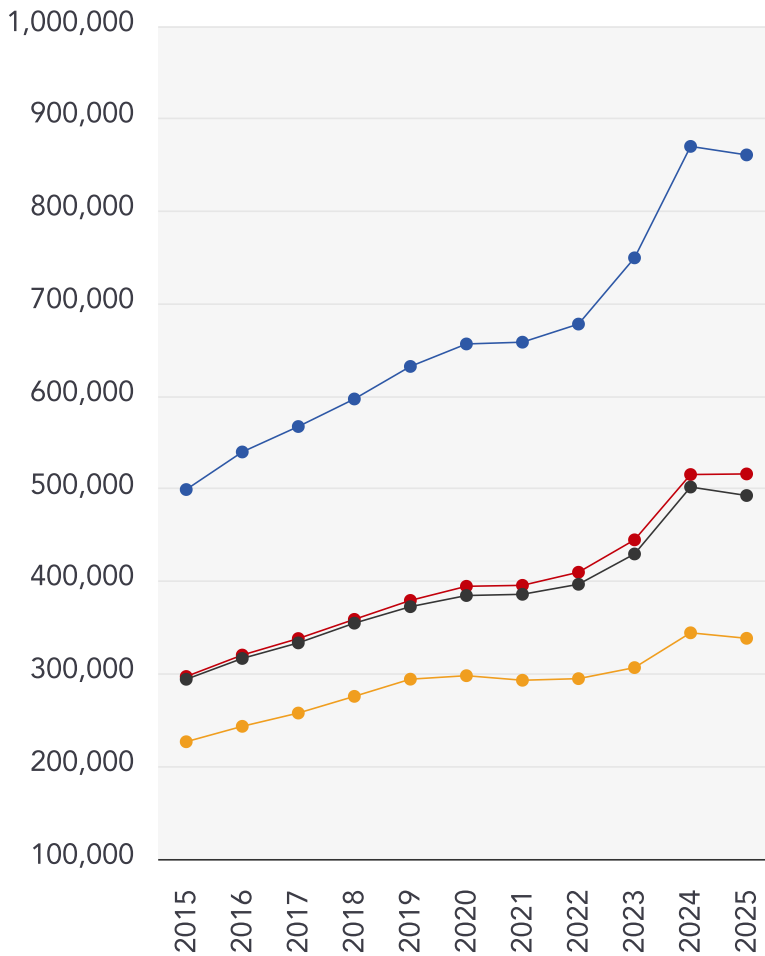
Pin	Name	Distance
1	Temple Meads Station Ferry Landing	10.18 miles
2	Temple Bridge (Bristol) Ferry Landing	10.31 miles
3	St Philip's Bridge	10.45 miles

Market

House Price Statistics



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



Detached

+72.44%

Semi-Detached

+73.65%

Terraced

+67.5%

Flat

+49.31%



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



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.



/martincouk



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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

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.



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