

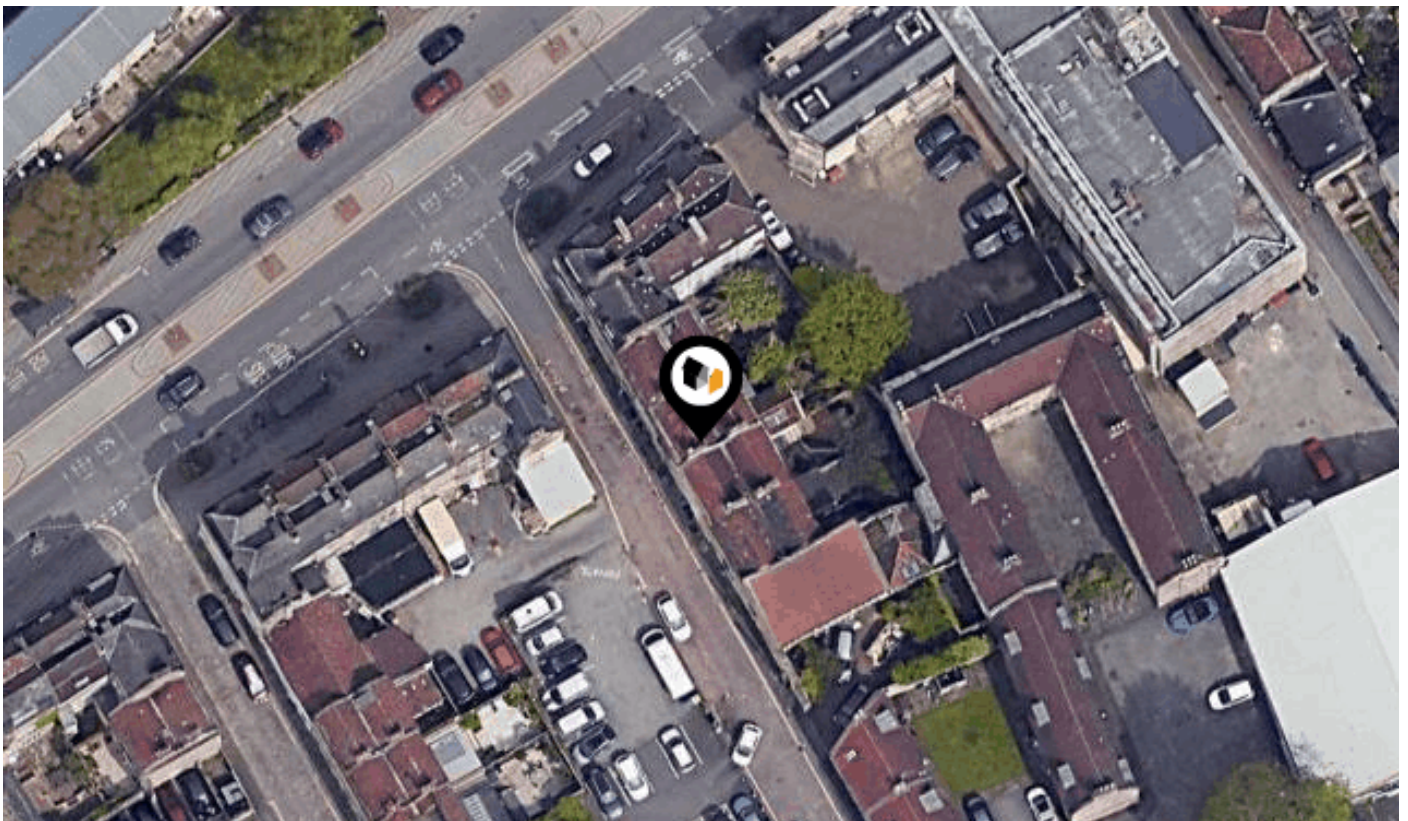


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 12th December 2024



2, WEYMOUTH STREET, WALCOT, BATH, BA1

Asking Price : £420,000

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

A beautifully presented two double bedroom garden maisonette which is located in Weymouth Street, just east of the City Centre, just off the London road and ideally situated for Morrisons Superstore, local shops, and good road links in and out of Bath.

Local bus routes are located nearby, or you can walk into the City Centre and take in what Bath has to offer with its many High Street retailers, boutique shops, restaurants, pubs and of course its amazing architecture and history. This amazing property forms 50% of a grade II listed Georgian townhouse, which has been well maintained by the current owner and needs to be viewed to be fully appreciated.

As you enter the property from street level you will come into the entrance hallway which has a wood panel flooring with runner and there is a window to rear of the hallway overlooking the garden and solid oak doors leading to the bedrooms.

The Master Bedroom has a Sash window with secondary glazing to front. Along with a feature period fireplace with wooden surround, radiator, Twin wardrobes fitted into the chimney breast recesses, stripped wooden flooring. There is also overhead storage above the entrance door a TV point. Bedroom two again has a Sash window to rear overlooking garden, a period cast iron fireplace. Twin wardrobes fitted into chimney breast recesses a radiator and stripped wood flooring. To access the main living area there are stairs leading off the entrance hall with a wooden balustrade that continues down into the lower ground floor.

There is an under stairs storage cupboard, Porcelain tiled flooring and Oak doors to living area, bathroom, and a further storage area with shelving. Power and light. The ground floor accommodation has a real sense of space. To the front of the property is the main sitting room which has front aspect sash windows, a lovely Bath Stone fireplace with the real log burner which the owner installed in 2021. There are wall light points, built in storage cupboards, a tv point, radiator, and real wooden flooring. From the sitting room you head directly into the dining room which has a recessed area ideal for a chest of draws and consider space for a dining room table and wooden flooring. From the dining room directly into the kitchen you have direct access out to the rear garden.

The kitchen has a vaulted ceiling along with exposed wooden beams which adds more character to the already charming property. There are dual aspect windows overlooking the garden and a skylight which allows natural light during daytime hours. There is a one and a half bowl inset sink and drainer unit. Range of matching base and wall units, cupboards, and drawers. Heat resistant laminate work tops and Cooker point. Space for a fridge/freezer. Gas combi boiler. Storage cupboard with stable ledge and brace doors and plumbing for a washing machine with shelving.

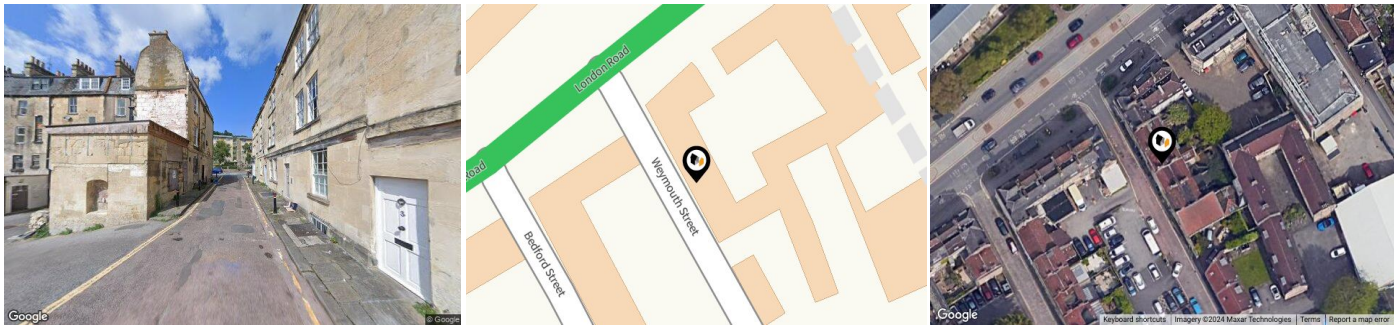
The bathroom comprises of an enclosed panelled bath with a mixer taps, a rain maker shower and shower screen. There is a low-level WC and a pedestal wash hand basin and a wall mounted radiator/ heated towel rail along with part tiled walls and under floor heating. To the rear of the property is an enclosed rear garden which has a raised patio area which has enough space for a table and chairs, a garden pond and a rockery making a great little entertaining space which can be enjoyed all year around.

Ground Rent £25.00 Per Annum

New log Burner installed 2021

New central heating boiler installed December 2023

Kitchen and Bathroom extensions were re roofed in 2021



Property

Type:	Flat / Maisonette	Asking Price:	£420,000
Bedrooms:	2		
Floor Area:	914 ft ² / 84 m ²		
Year Built :	Before 1900		
Council Tax :	Band C		
Annual Estimate:	£1,916		

Local Area

Local Authority:	Bath and north east somerset
Conservation Area:	Bath
Flood Risk:	Medium
<ul style="list-style-type: none"> ● Rivers & Seas ● Surface Water 	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

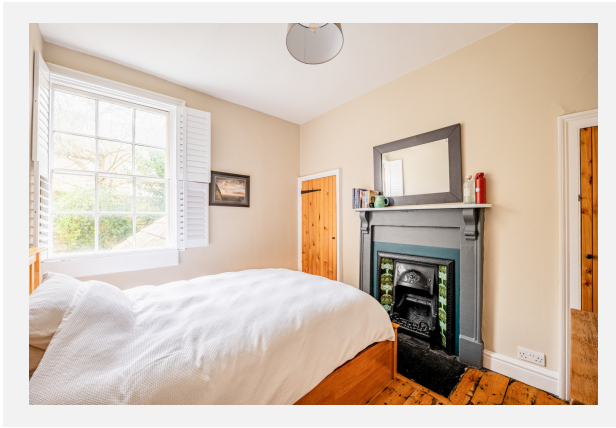
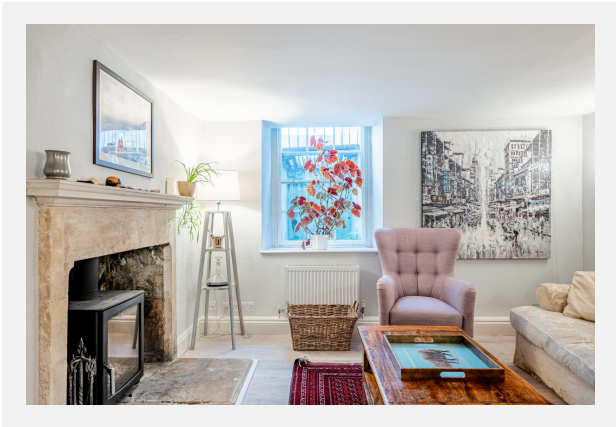
10 mb/s	52 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

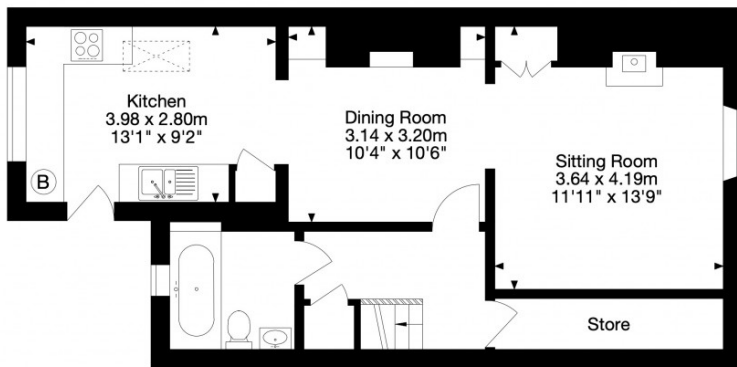
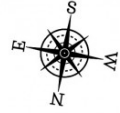




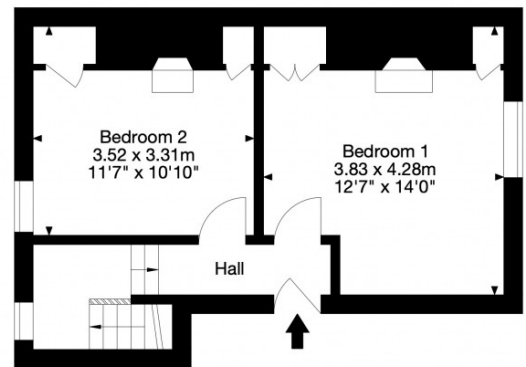


2, WEYMOUTH STREET, WALCOT, BATH, BA1

Weymouth Street, Bath BA1 6AG
Gross Internal Area (Approx.)
85 sq m / 914 sq ft



Lower Ground 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.

2 Weymouth Street, Walcot, BATH, BA1

Energy rating

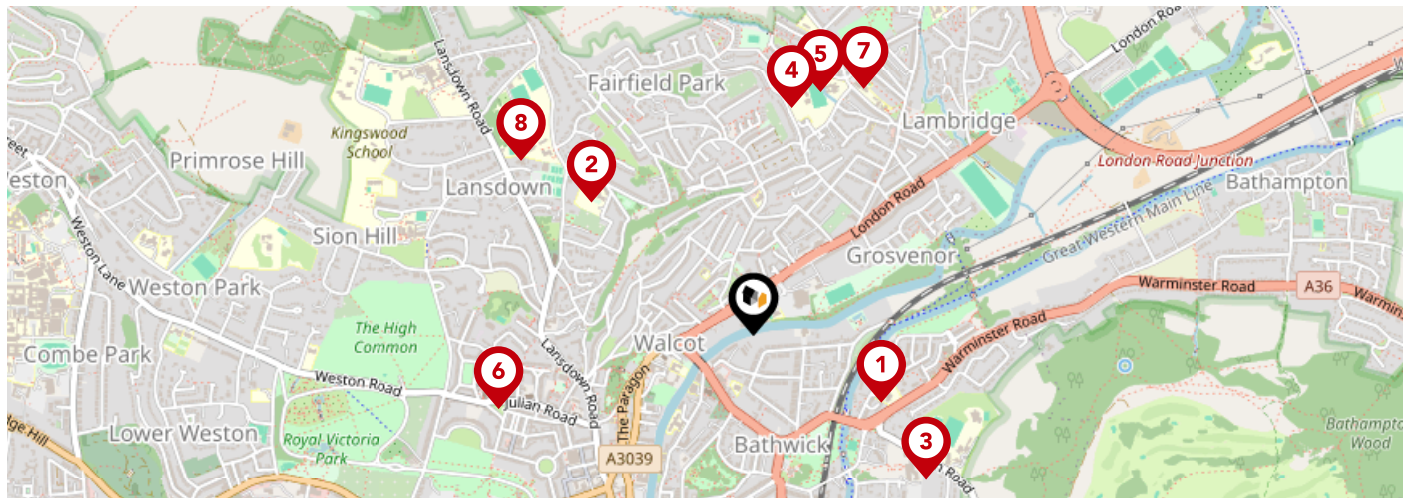
D

Valid until 09.12.2034

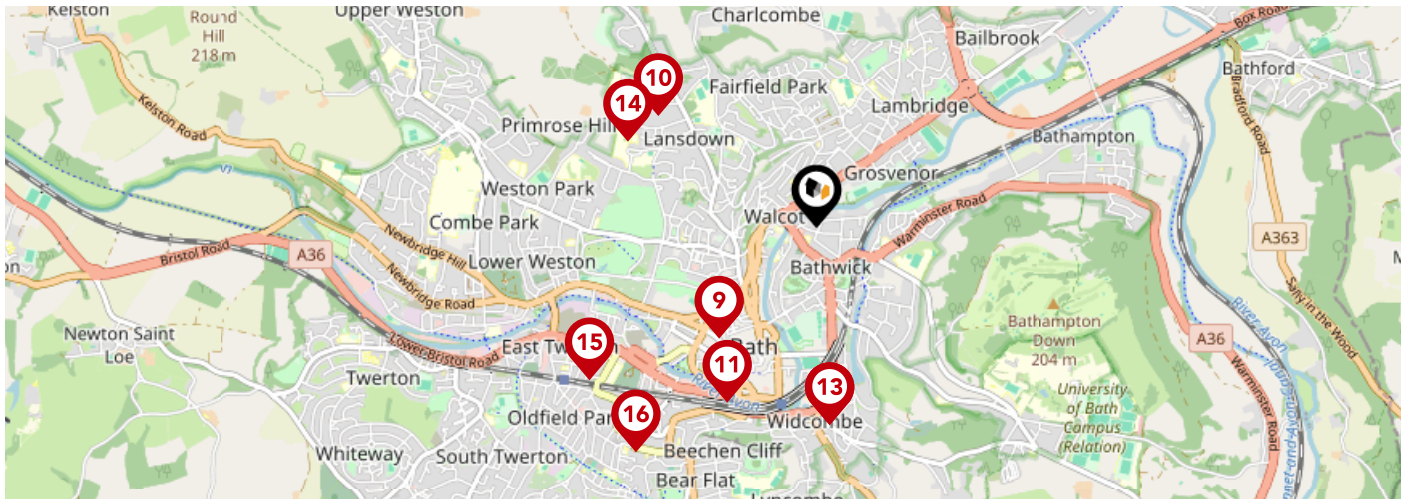
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Basement maisonette
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very poor
Window:	Some secondary glazing
Window Energy:	Very poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, wood logs
Total Floor Area:	77 m ²



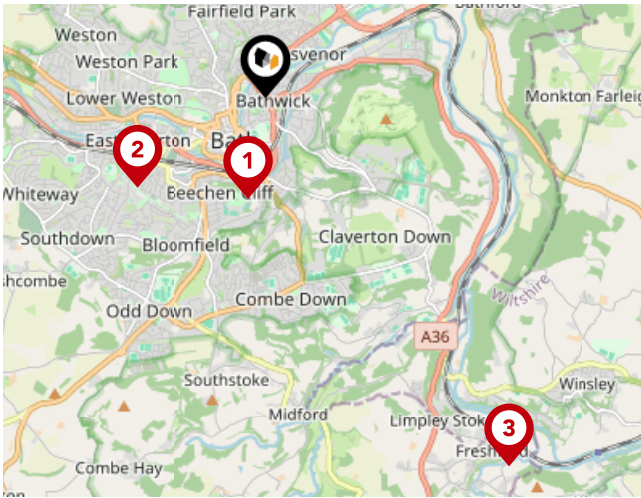
		Nursery	Primary	Secondary	College	Private
1	Bathwick St Mary Church School Ofsted Rating: Good Pupils: 220 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Stephens Church School Ofsted Rating: Good Pupils: 348 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	King Edward's School Ofsted Rating: Not Rated Pupils: 1185 Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Mark's CofE School Ofsted Rating: Good Pupils: 235 Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Saviours Infant Church School Ofsted Rating: Good Pupils: 148 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Andrew's Church School Ofsted Rating: Good Pupils: 232 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Saviours Junior Church School Ofsted Rating: Good Pupils: 168 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Royal High School GDST Ofsted Rating: Not Rated Pupils: 579 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Bath Academy Ofsted Rating: Not Rated Pupils: 105 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingswood School Ofsted Rating: Not Rated Pupils: 895 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bath College Ofsted Rating: Requires improvement Pupils:0 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Widcombe CofE Junior School Ofsted Rating: Outstanding Pupils: 240 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Widcombe Infant School Ofsted Rating: Good Pupils: 177 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingswood Preparatory School Ofsted Rating: Not Rated Pupils: 474 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oldfield Park Infant School Ofsted Rating: Good Pupils: 177 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hayesfield Girls School Ofsted Rating: Good Pupils: 1497 Distance:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

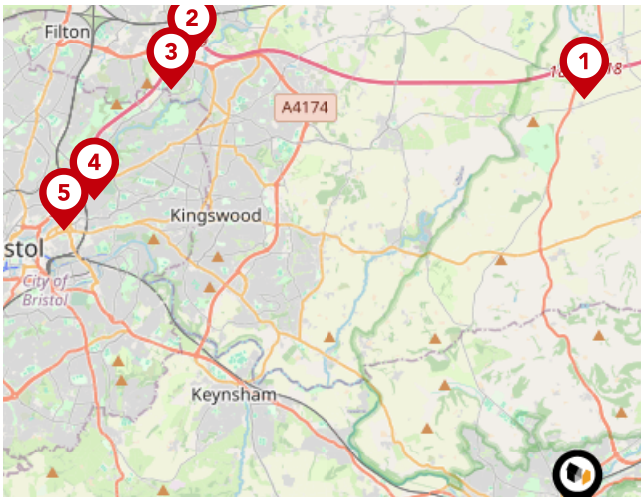
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Bath Spa Rail Station	0.96 miles
2	Oldfield Park Rail Station	1.46 miles
3	Freshford Rail Station	4.08 miles



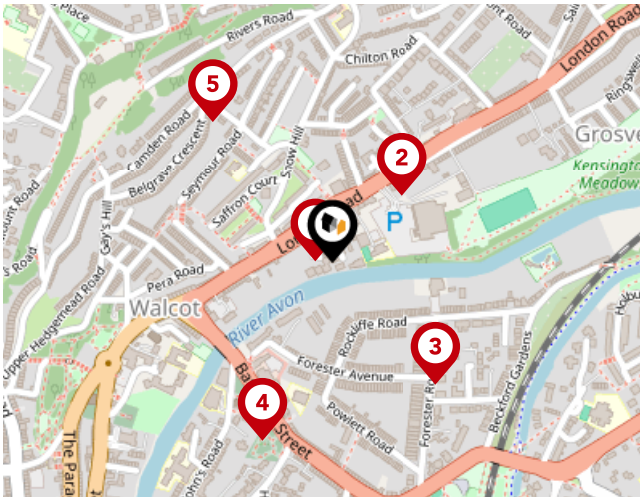
Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	7.65 miles
2	M4 J19	11.07 miles
3	M32 J1	10.87 miles
4	M32 J2	10.66 miles
5	M32 J3	10.86 miles



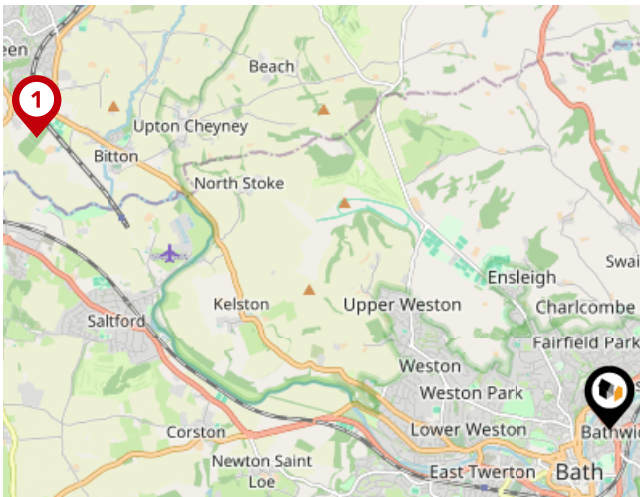
Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	15.45 miles
2	Felton	15.45 miles
3	Staverton	35.76 miles
4	Cardiff Airport	42.56 miles



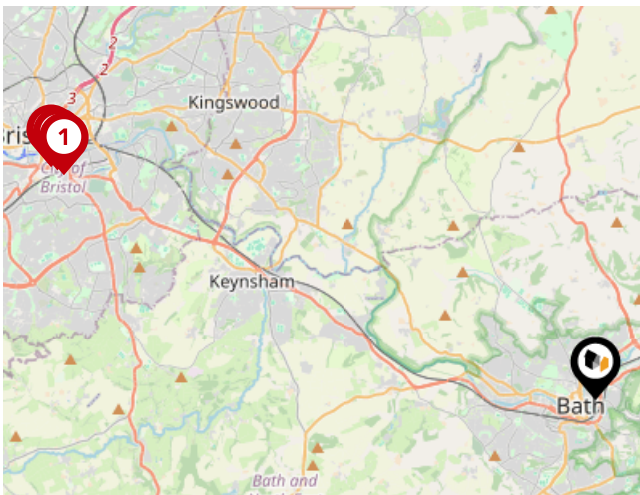
Bus Stops/Stations

Pin	Name	Distance
1	Snow Hill	0.02 miles
2	Morrisons	0.11 miles
3	Forester Avenue	0.18 miles
4	Henrietta Court	0.22 miles
5	Bennett's Lane	0.21 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	5.96 miles



Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	10.69 miles
2	Temple Bridge (Bristol) Ferry Landing	10.82 miles
3	St Philip's Bridge	10.96 miles

Flat C, 1, Weymouth Street, Bath, BA1 6AG						Flat-maisonette House
Last Sold Date:	13/09/2024	30/09/2009	06/01/2004	02/10/1998	30/05/1997	
Last Sold Price:	£196,000	£122,500	£120,000	£48,500	£43,300	
First Floor Flat, 2, Weymouth Street, Bath, BA1 6AG						Flat-maisonette House
Last Sold Date:	24/02/2023	16/02/2016	25/05/2001	18/11/1998		
Last Sold Price:	£155,000	£145,000	£58,000	£34,000		
7, Weymouth Street, Bath, BA1 6AG						Semi-detached House
Last Sold Date:	24/08/2021	16/07/2014	20/01/2012			
Last Sold Price:	£425,000	£355,000	£247,000			
Flat 2, Weymouth Court, Weymouth Street, Bath, BA1 6AG						Flat-maisonette House
Last Sold Date:	24/07/2019					
Last Sold Price:	£215,000					
Second Floor Flat, 2, Weymouth Street, Bath, BA1 6AG						Flat-maisonette House
Last Sold Date:	03/07/2015	02/05/2014	05/03/2013	08/09/2006	30/04/2001	29/09/1995
Last Sold Price:	£188,950	£168,000	£122,500	£125,000	£64,000	£33,750
Lower Maisonette, 2, Weymouth Street, Bath, BA1 6AG						Flat-maisonette House
Last Sold Date:	01/07/2015	19/05/2014	03/02/2012	15/12/2006	15/10/1998	10/10/1997
Last Sold Price:	£305,000	£265,000	£190,500	£225,000	£96,000	£69,950
Garden Maisonette A, 1, Weymouth Street, Bath, BA1 6AG						Flat-maisonette House
Last Sold Date:	07/11/2013	15/07/2004	25/04/1997			
Last Sold Price:	£229,600	£200,000	£63,500			
6, Weymouth Street, Bath, BA1 6AG						Semi-detached House
Last Sold Date:	12/12/2011					
Last Sold Price:	£247,500					
Ground Floor Flat, 4, Weymouth Street, Bath, BA1 6AG						Flat-maisonette House
Last Sold Date:	12/09/2003	17/07/1997				
Last Sold Price:	£121,500	£44,995				
Flat 1, 1, Weymouth Street, Bath, BA1 6AG						Flat-maisonette House
Last Sold Date:	27/01/2000					
Last Sold Price:	£48,950					
3, Weymouth Street, Bath, BA1 6AG						Terraced House
Last Sold Date:	16/01/1998					
Last Sold Price:	£92,000					
Flat 2, 4, Weymouth Street, Bath, BA1 6AG						Flat-maisonette House
Last Sold Date:	28/06/1996					
Last Sold Price:	£45,000					

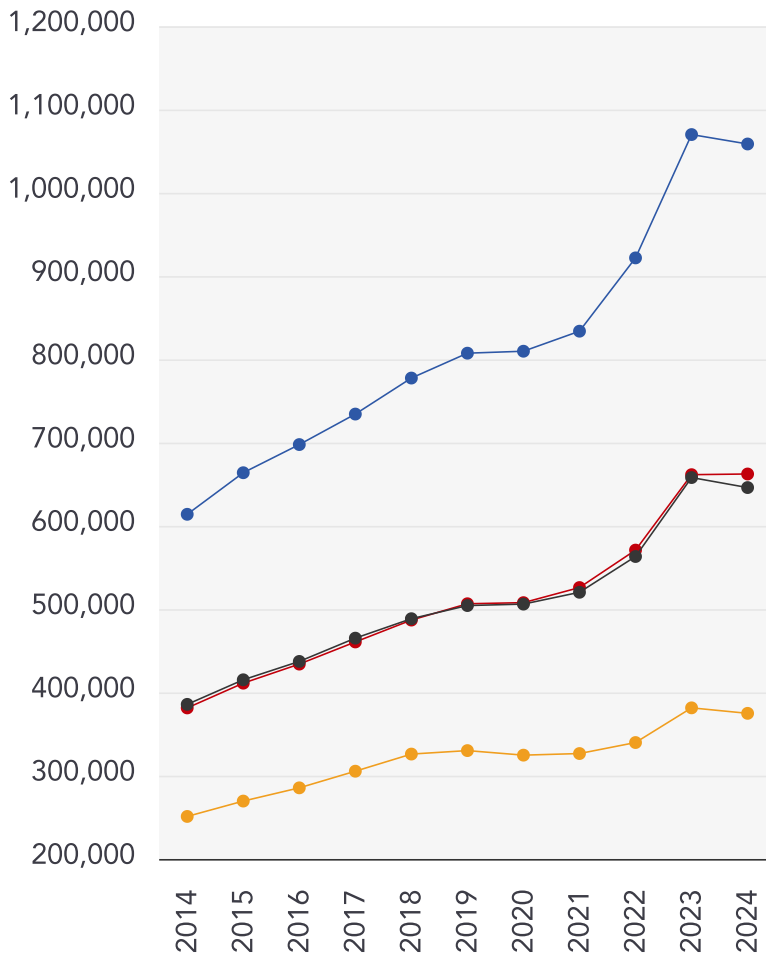
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in BA1



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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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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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

