

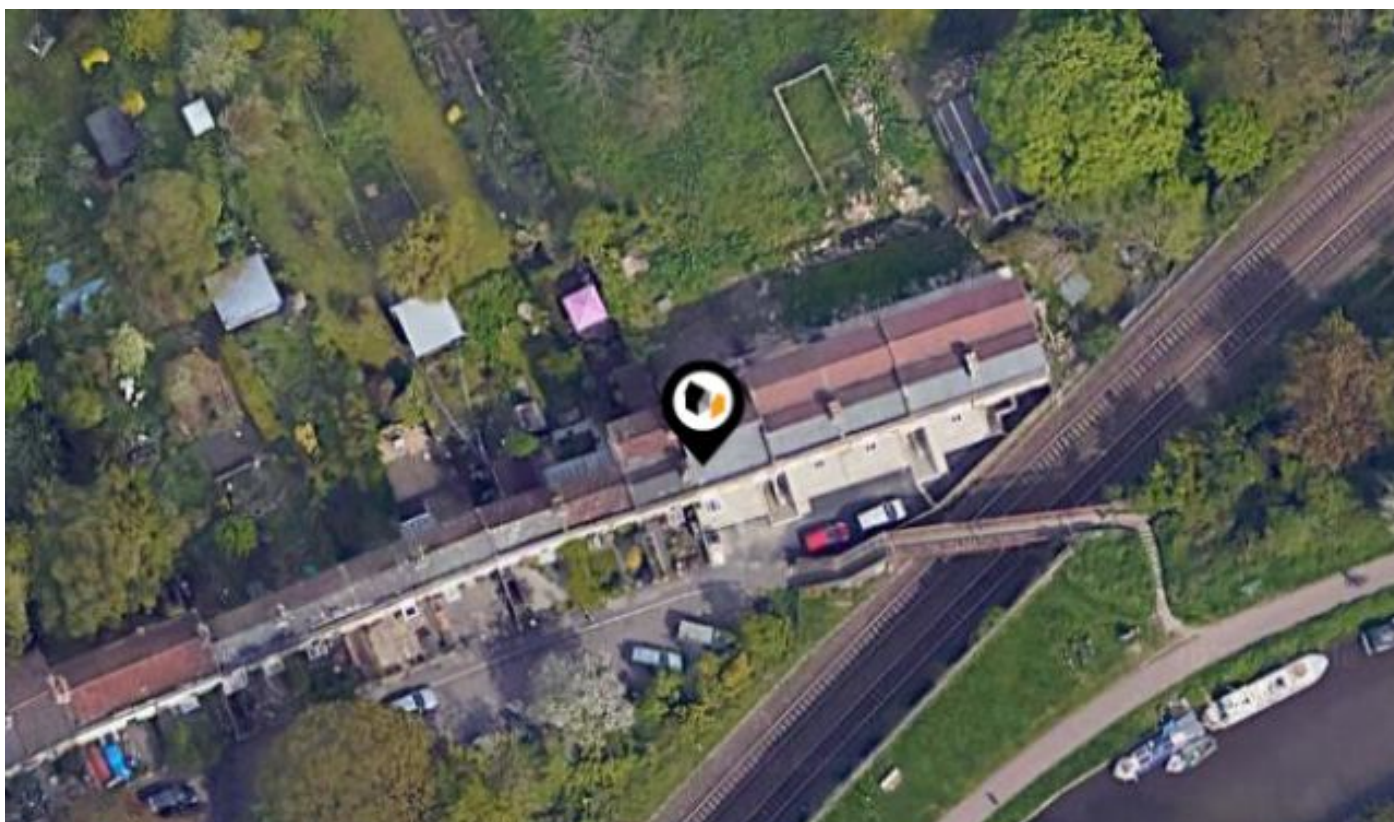


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 10th February 2025



HAMPTON ROW, BATHWICK, BATH, BA2

Asking Price : £400,000

Martin & Co Bath

1 Cleveland Terrace, Bath, BA1 5DF

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



Martin & Co are offering for sale this newly developed basement conversion apartment which has completed to a high standard and is being sold with no onward chain backing onto open woodland and the canal.

This property could be a great first time buy or investment property as its a highly requested area for buyers and tenants. 10-14 Hampton Row is a group of Grade II early 19th century terraced houses, which forms part of the wider Grade II terrace along Hampton Row. This section of terrace has been in a derelict condition from the 1970s and were reportedly considered for a compulsory purchase order in 2003.

As you approach the property there are steps leading down to the front door which leads directly into Living / Dining room. There is a brick fireplace, Tv point, wall mounted electric heaters, down lights, and new carpets. To the left the living/dining room is the kitchen and shower room. The kitchen comprises of single drainer sink unit with mixer taps, wooden laminated worktop surfaces. built in wall and base units providing storage.

There is an electric hob, oven, and an overhead extractor fan along with laminated effect flooring and sky light. The shower room has a fully enclosed shower unit with a glass screen and a pedestal wash hand basin, low level WC, wall mounted towel rail and laminate wooden flooring. To the rear of the property there are two bedrooms which both have access onto the rear terrace along with electric heaters and double-glazed windows and carpet covered flooring.

The terrace at the rear of the property is a good size and has some fantastic views as you can see from the photos.

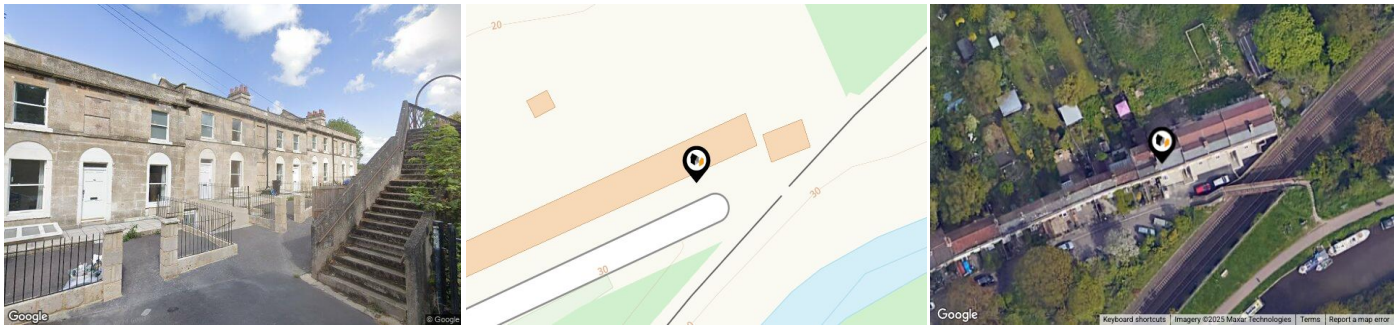
The property is well located for access into the City Centre so take in what Bath has to offer as UNESCO World Heritage Site. The High street offers many larger retailers and there are also some outstanding boutique shops along with some amazing restaurants, public houses and many historical sites that include the Roman Baths, the amazing Bath Cathedral, The Circus, Great Pulteney Street and the Royal Crescent to mention a few.

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

Council Tax Band B

Agents notes. To sell an unregistered property the owner will need to produce the physical title deeds. These are then handed over to the buyer's conveyancer, who will then submit an application for registration to the Local Authority on completion of the sale.

We do recommend that you seek legal advice, as this property is unregistered before submitting an offer.



Property

Type:	Flat / Maisonette	Asking Price:	£400,000
Bedrooms:	2		
Floor Area:	715 ft ² / 66 m ²		
Council Tax :	Band Deleted		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

23 mb/s	75 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

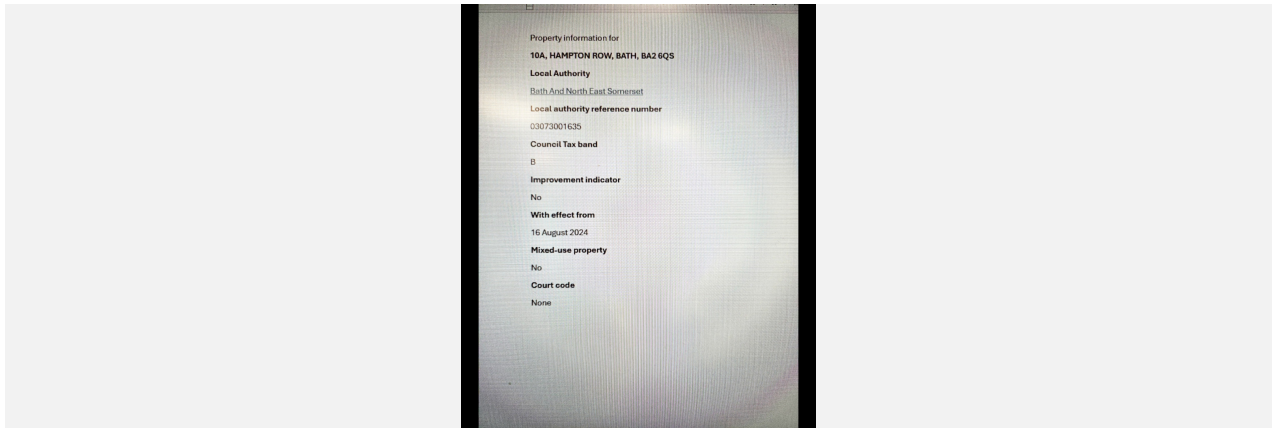


Satellite/Fibre TV Availability:



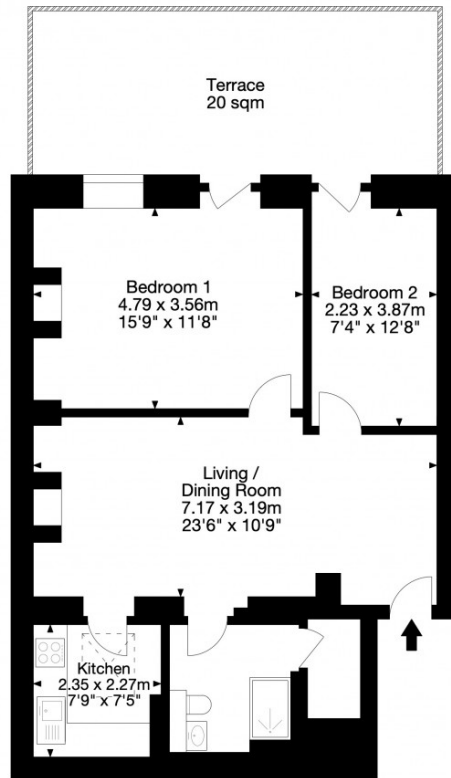






HAMPTON ROW, BATHWICK, BATH, BA2

Hampton Row, Bath, Somerset BA2 6QS
Gross Internal Area (Approx.)
66 sq m / 712 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.

Bathwick, BA2

Energy rating

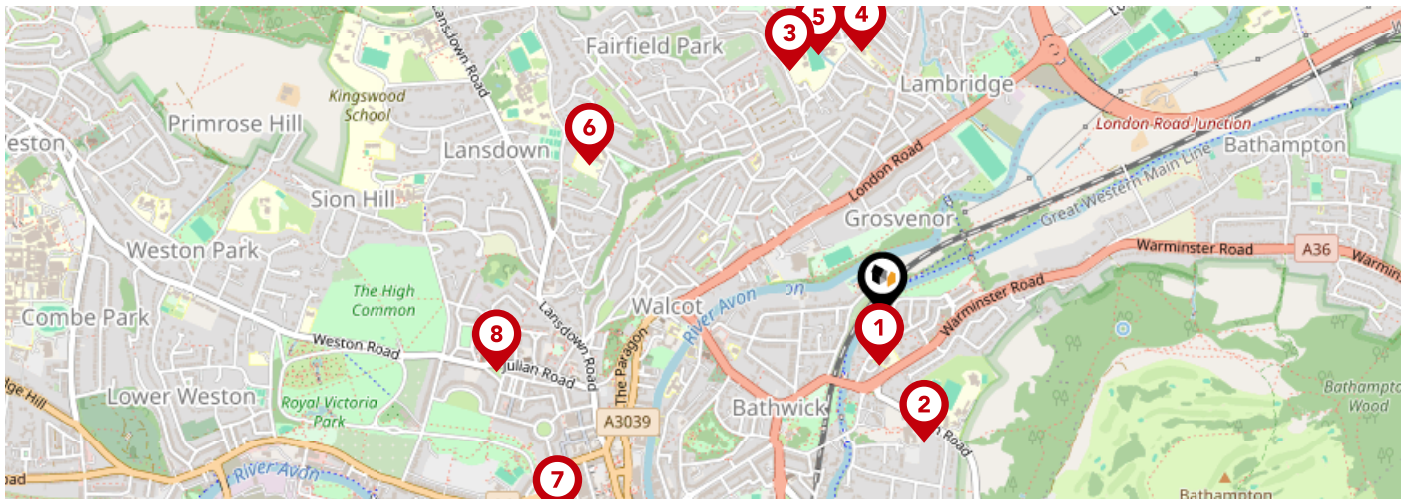
E

Valid until 18.07.2033

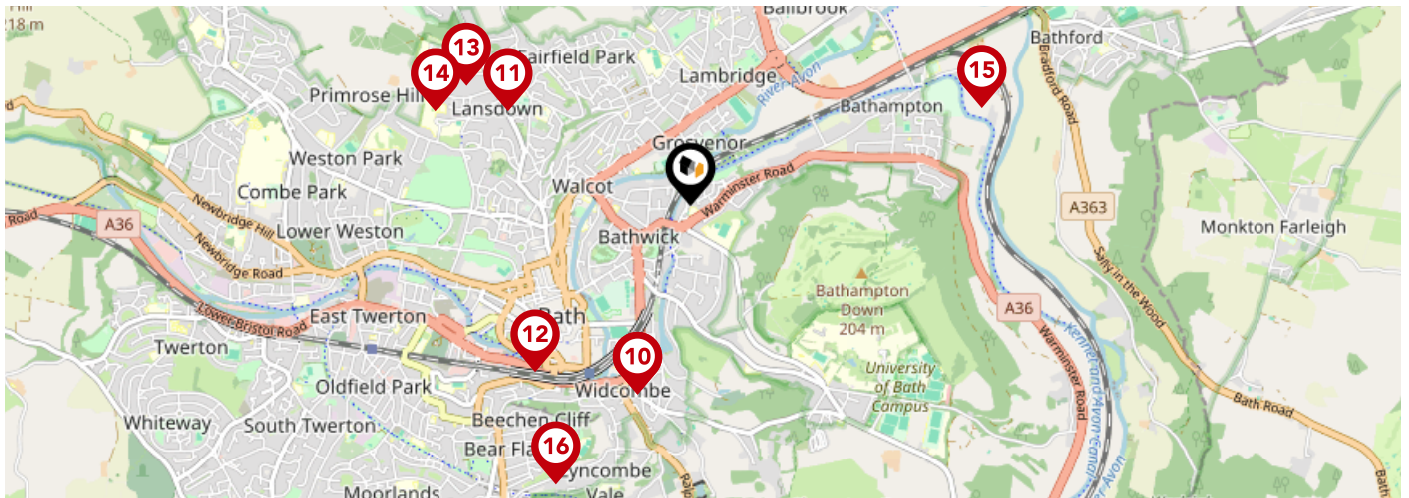
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Additional EPC Data

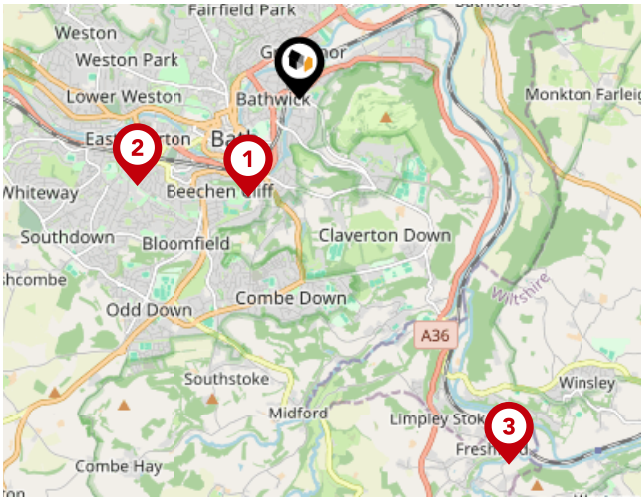
Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	00
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	1
Ventilation:	Natural
Walls:	Sandstone or limestone, with internal insulation
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric instantaneous at point of use
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	65 m ²



		Nursery	Primary	Secondary	College	Private
1	Bathwick St Mary Church School Ofsted Rating: Good Pupils: 220 Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	King Edward's School Ofsted Rating: Not Rated Pupils: 1185 Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Mark's CofE School Ofsted Rating: Good Pupils: 235 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Saviours Junior Church School Ofsted Rating: Good Pupils: 168 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Saviours Infant Church School Ofsted Rating: Good Pupils: 148 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Stephens Church School Ofsted Rating: Good Pupils: 348 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Bath Academy Ofsted Rating: Not Rated Pupils: 105 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Andrew's Church School Ofsted Rating: Good Pupils: 232 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

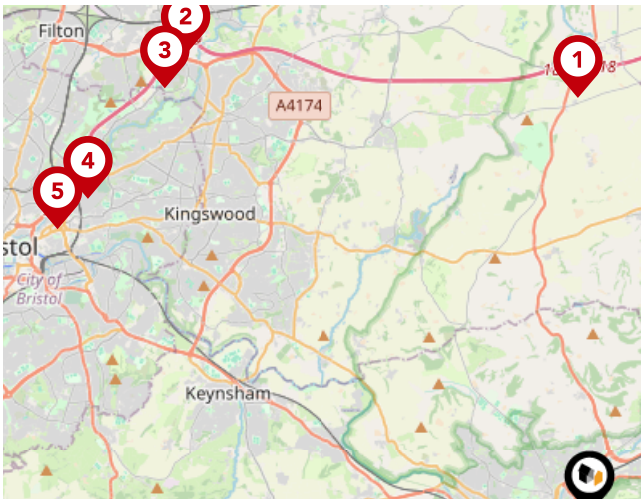


	Nursery	Primary	Secondary	College	Private
Widcombe CofE Junior School Ofsted Rating: Outstanding Pupils: 240 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Widcombe Infant School Ofsted Rating: Good Pupils: 177 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Royal High School GDST Ofsted Rating: Not Rated Pupils: 579 Distance:0.95	<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:1.05	<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:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kingswood Preparatory School Ofsted Rating: Not Rated Pupils: 474 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bathampton Primary School Ofsted Rating: Good Pupils: 180 Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Beechen Cliff School Ofsted Rating: Good Pupils: 1210 Distance:1.43	<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	1.03 miles
2	Oldfield Park Rail Station	1.7 miles
3	Freshford Rail Station	3.89 miles



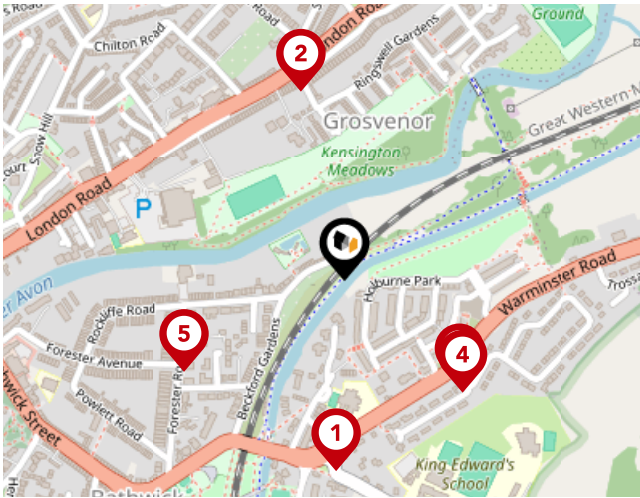
Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	7.69 miles
2	M4 J19	11.29 miles
3	M32 J1	11.11 miles
4	M32 J2	10.94 miles
5	M32 J3	11.14 miles



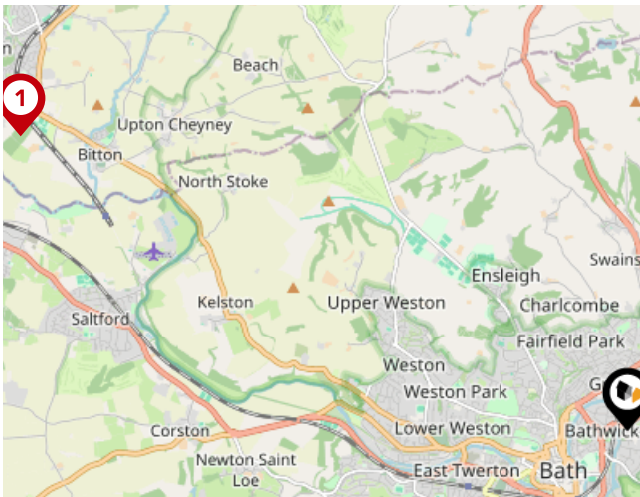
Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	15.76 miles
2	Felton	15.76 miles
3	Staverton	35.73 miles
4	Cardiff Airport	42.86 miles



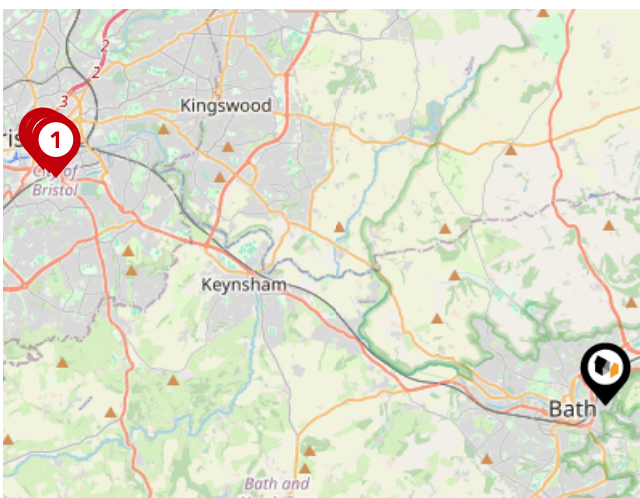
Bus Stops/Stations

Pin	Name	Distance
1	Darlington Road	0.22 miles
2	Balustrade	0.22 miles
3	Minster Way	0.18 miles
4	Minster Way	0.19 miles
5	Forester Avenue	0.21 miles



Local Connections

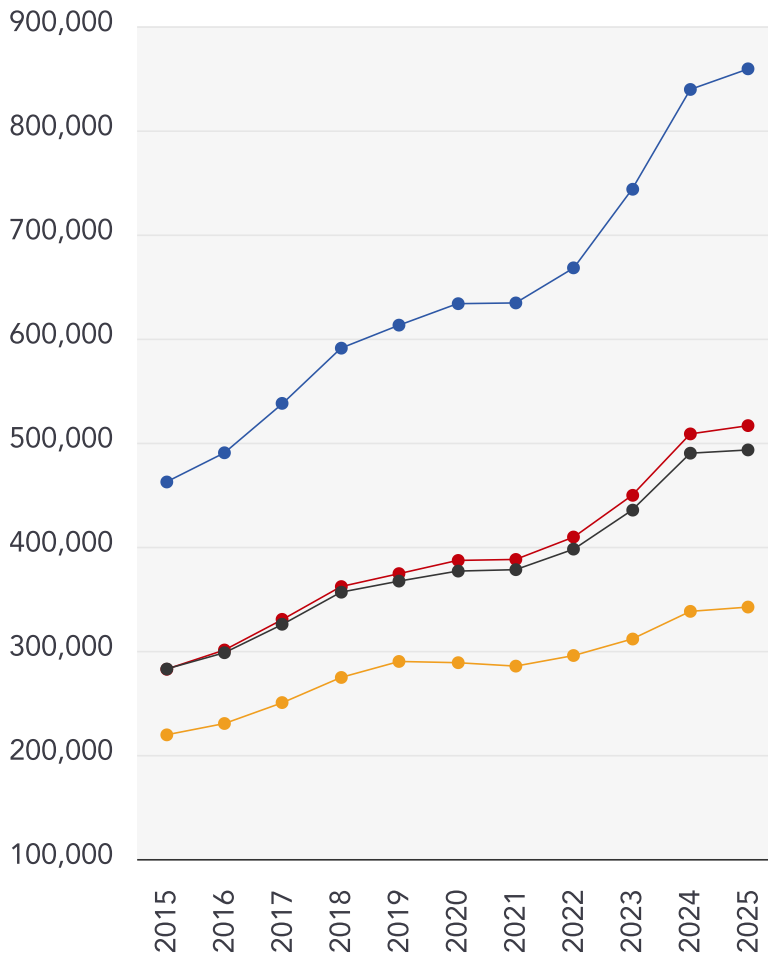
Pin	Name	Distance
1	Bitton (Avon Valley Railway)	6.25 miles



Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	10.99 miles
2	Temple Bridge (Bristol) Ferry Landing	11.12 miles
3	St Philip's Bridge	11.25 miles

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



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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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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