



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 03rd April 2025



UPPER EAST HAYES, BATH, BA1

Asking Price : £425,000

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



An amazing Leasehold Town House.

Martin & Co Bath are offering for sale this amazing leasehold end of terrace family home which needs to be viewed, built in 2012. Upper East Hayes is a very sought after area to the eastern side of Bath close to Larkhall village. The house is approximately 1 mile from the Guildhall in Bath and is also ideally situated for access to the M4 motorway at junction 18 (approximately 9 miles).

Bath enjoys international acclaim as a World Heritage Site for its Georgian architecture and Roman heritage and offers wide variety of cultural, leisure and business amenities along with excellent restaurants and boutique shops and large retailers. There are some very well-regarded schools nearby in both the state and private sectors, and nearby sporting facilities include Bath Racecourse, Lansdown Golf Club and Lansdown Tennis/Squash Club and The Rec the home of Bath Rugby.

The accommodation is light and airy, and the kitchens and bathrooms have been fitted to a very good specification. The property is entered into a good size entrance hall with downstairs cloakroom. The newly fitted kitchen was supplied by Wren's kitchens, who are well known for their use of high quality materials, good design and incorporates an integrated dishwasher, washing machine with work surfaces over. There is also a Neff oven, fridge, induction hob and a polished limestone floor.

The ground floor flooring is largely engineered oak over underfloor heating in the living/dining room and there is access via double doors to the rear courtyard garden. There is also newly installed fibre optic broadband with amazing connectivity speeds of up to 1100MPS for a seamless work, streaming and gaming experience.

On the first floor are two excellent size double bedrooms both with attractive outlooks. There is a family bathroom which comprises bath with shower over, basin and WC. The upper floor is carpeted, and the bathroom and cloakroom are Porcelanosa.

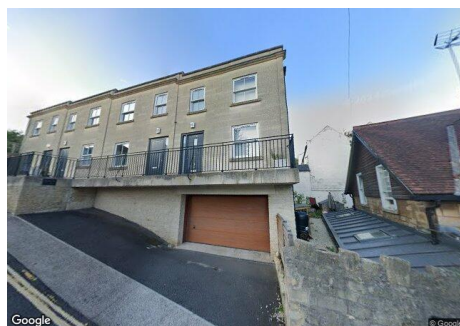
Externally

The house has the added benefit of a private garaged parking space with a turntable for easy exit and a rear courtyard garden which is a great entertaining space or just a very nice place to relax as you can see from the photos and video.

Agents notes

There was a 10-year LABC warranty on the property which was put in place when the property was built in 2012 which has now expired.

Service charge and ground rent is approximately £545.00 Per Annum,



Property

Type:	Terraced
Bedrooms:	2
Floor Area:	680 ft ² / 63 m ²
Plot Area:	0.1 acres
Year Built :	2014
Council Tax :	Band C
Annual Estimate:	£2,014
Title Number:	ST312057

Asking Price:	£425,000
Tenure:	Leasehold
Start Date:	20/02/2014
End Date:	01/01/2879
Lease Term:	865 years from and including 1 January 2014
Term Remaining:	854 years

Local Area

Local Authority:	Bath and north east somerset
Conservation Area:	Bath
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9 mb/s	44 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)

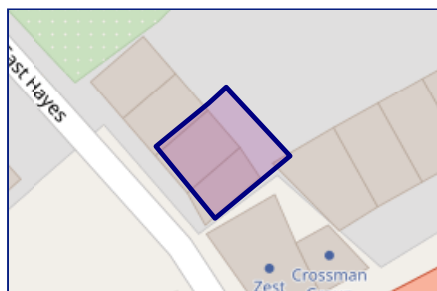


Satellite/Fibre TV Availability:



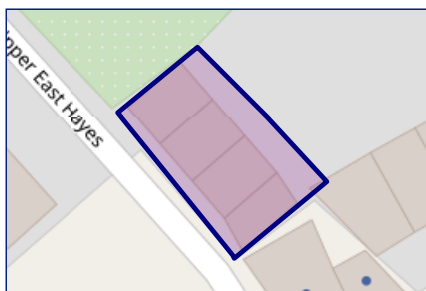
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Leasehold Title Plans



ST312057

Start Date:	31/01/1881
End Date:	01/02/2881
Lease Term:	1000 years from 1 February 1881
Term Remaining:	856 years



ST238191

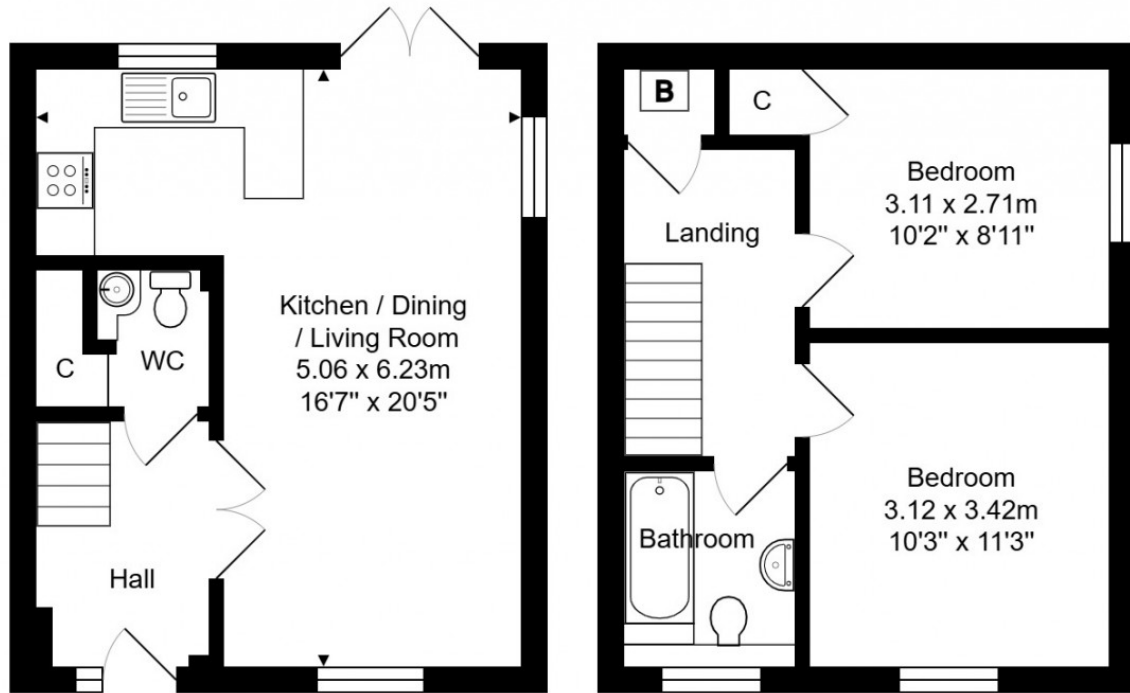
Start Date:	20/02/2014
End Date:	01/01/2879
Lease Term:	865 years from and including 1 January 2014
Term Remaining:	854 years







UPPER EAST HAYES, BATH, BA1



Ground Floor
Area: 31.6 m² ... 340 ft²

First Floor
Area: 31.6 m² ... 340 ft²

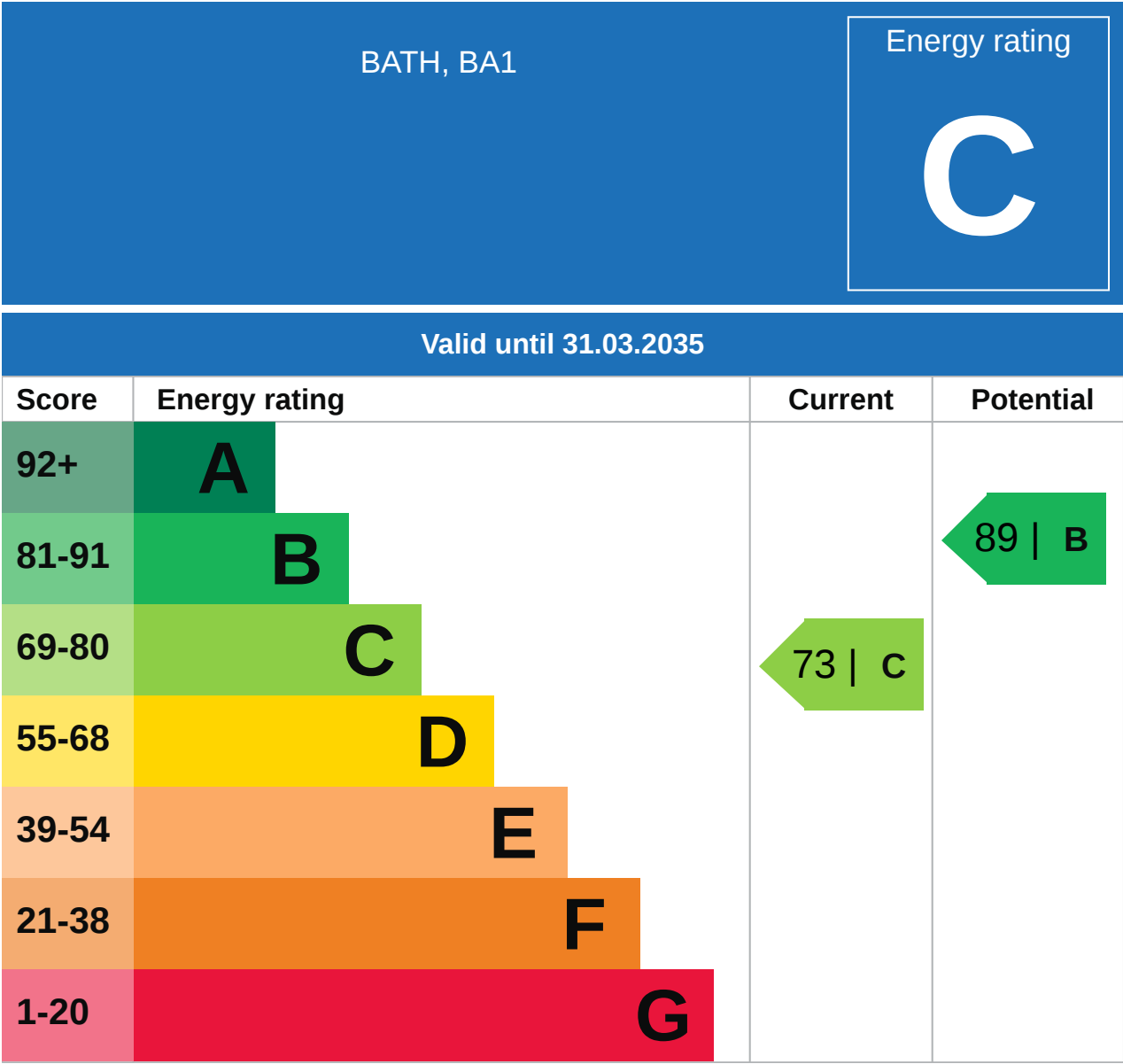
Total Area: 63.1 m² ... 680 ft²

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.

Area includes internal and external wall thickness

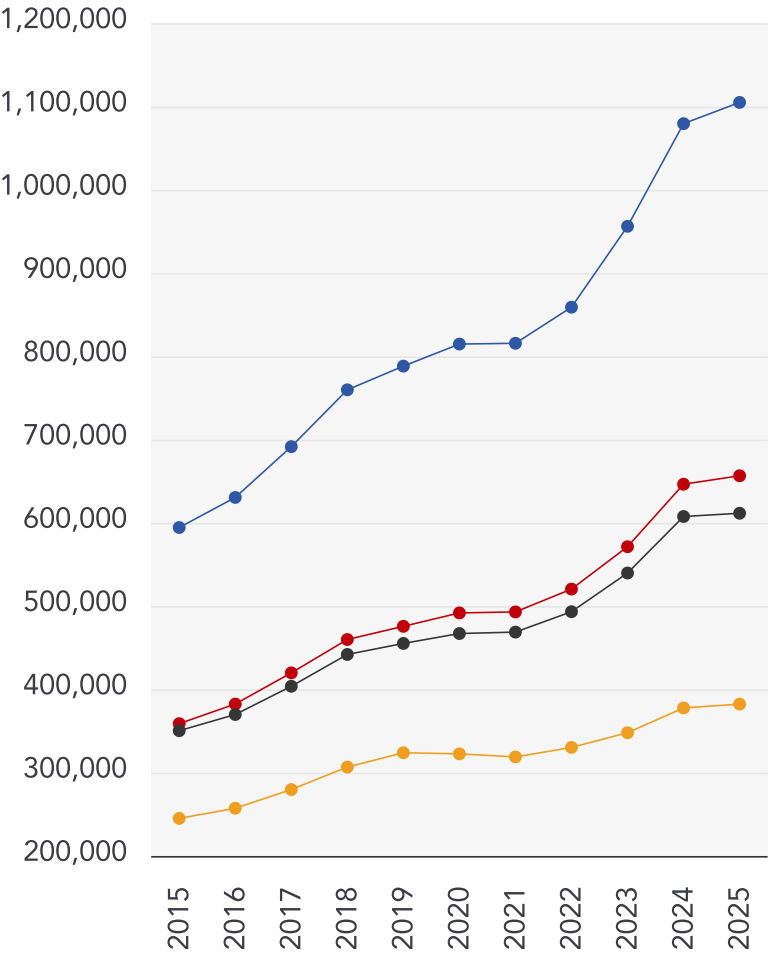
www.epcassessments.co.uk



Additional EPC Data

Property Type:	End-terrace house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Very good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and underfloor heating, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, no room thermostat
Main Heating Controls Energy:	Very poor
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	To unheated space, insulated (assumed)
Secondary Heating:	None
Total Floor Area:	63 m ²

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



Detached

+85.88%

Semi-Detached

+82.93%

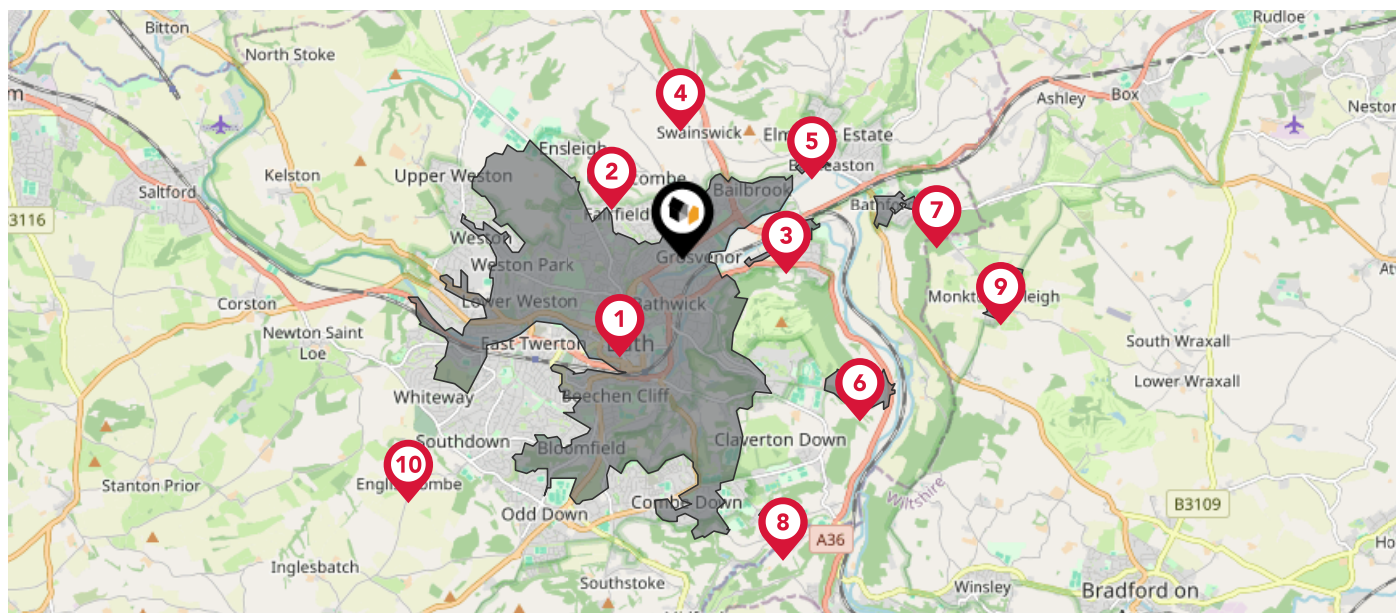
Terraced

+74.5%

Flat

+56%

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas



Bath



Charlcombe



Bathampton



Upper Swainswick



Batheaston



Claverton



Bathford



Monkton Combe

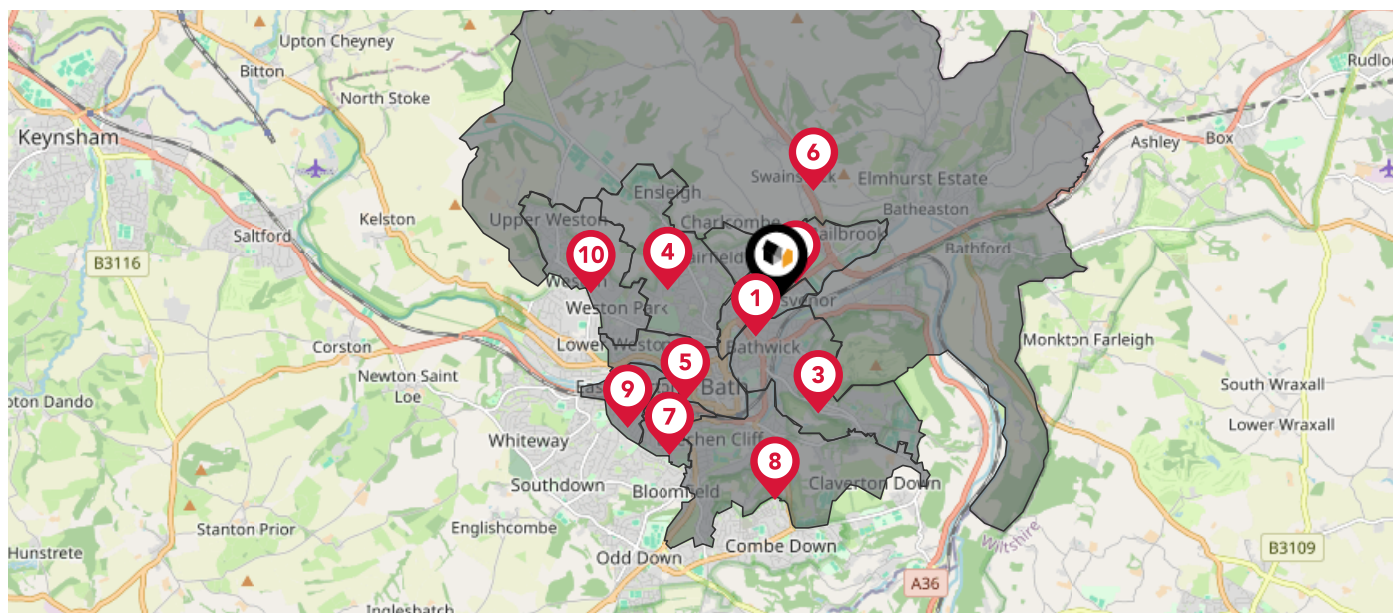


Monkton Farleigh



Englishcombe

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

1

Walcot Ward

2

Lambridge Ward

3

Bathwick Ward

4

Lansdown Ward

5

Kingsmead Ward

6

Bathavon North Ward

7

Oldfield Park Ward

8

Widcombe & Lyncombe Ward

9

Westmoreland Ward

10

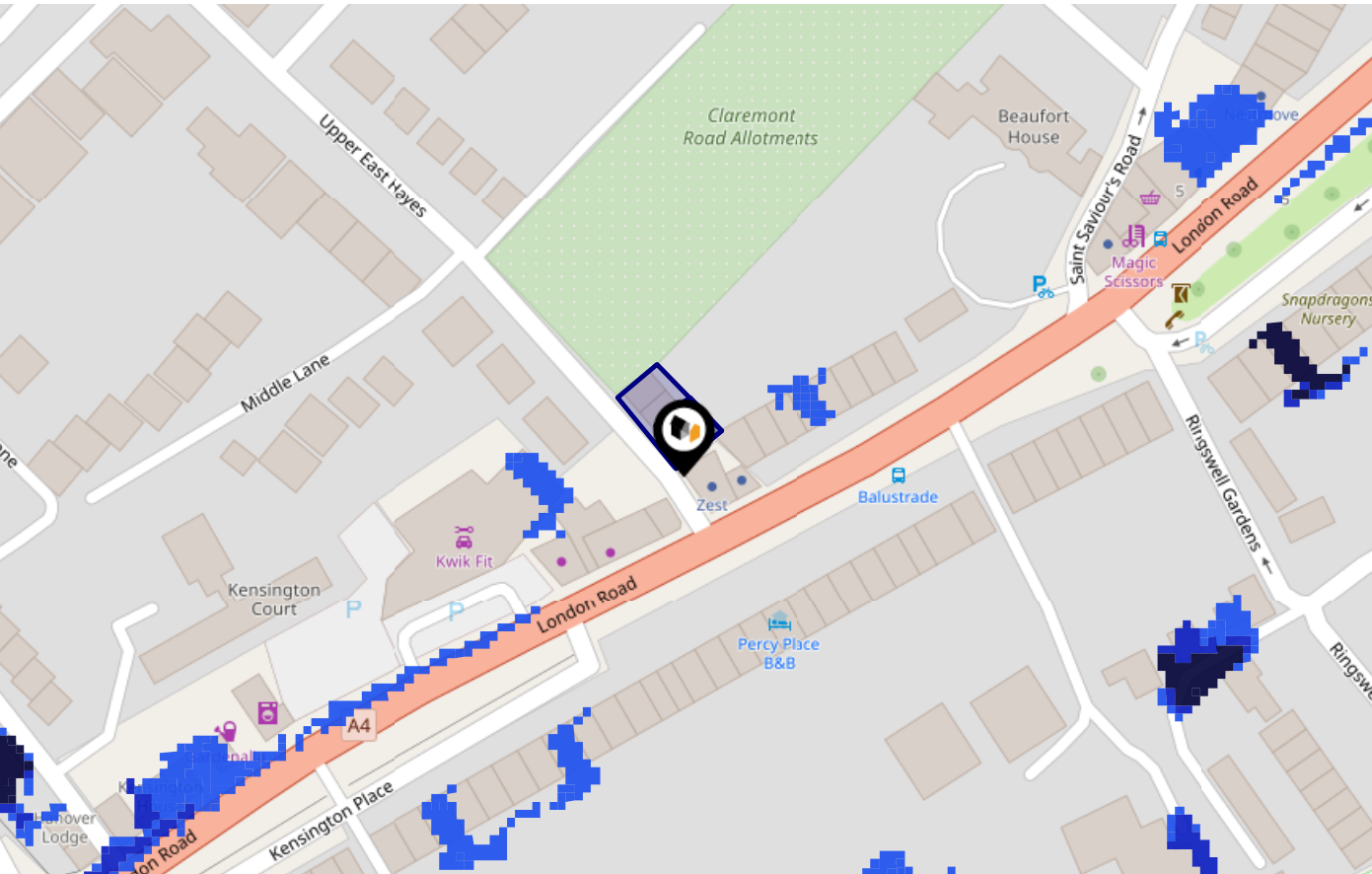
Weston Ward

Flood Risk

Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

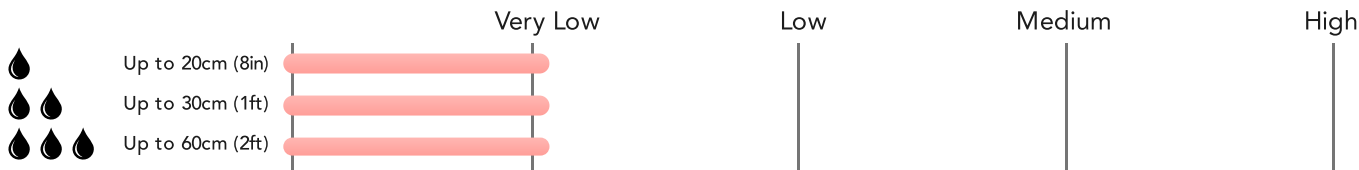


Risk Rating: Very low

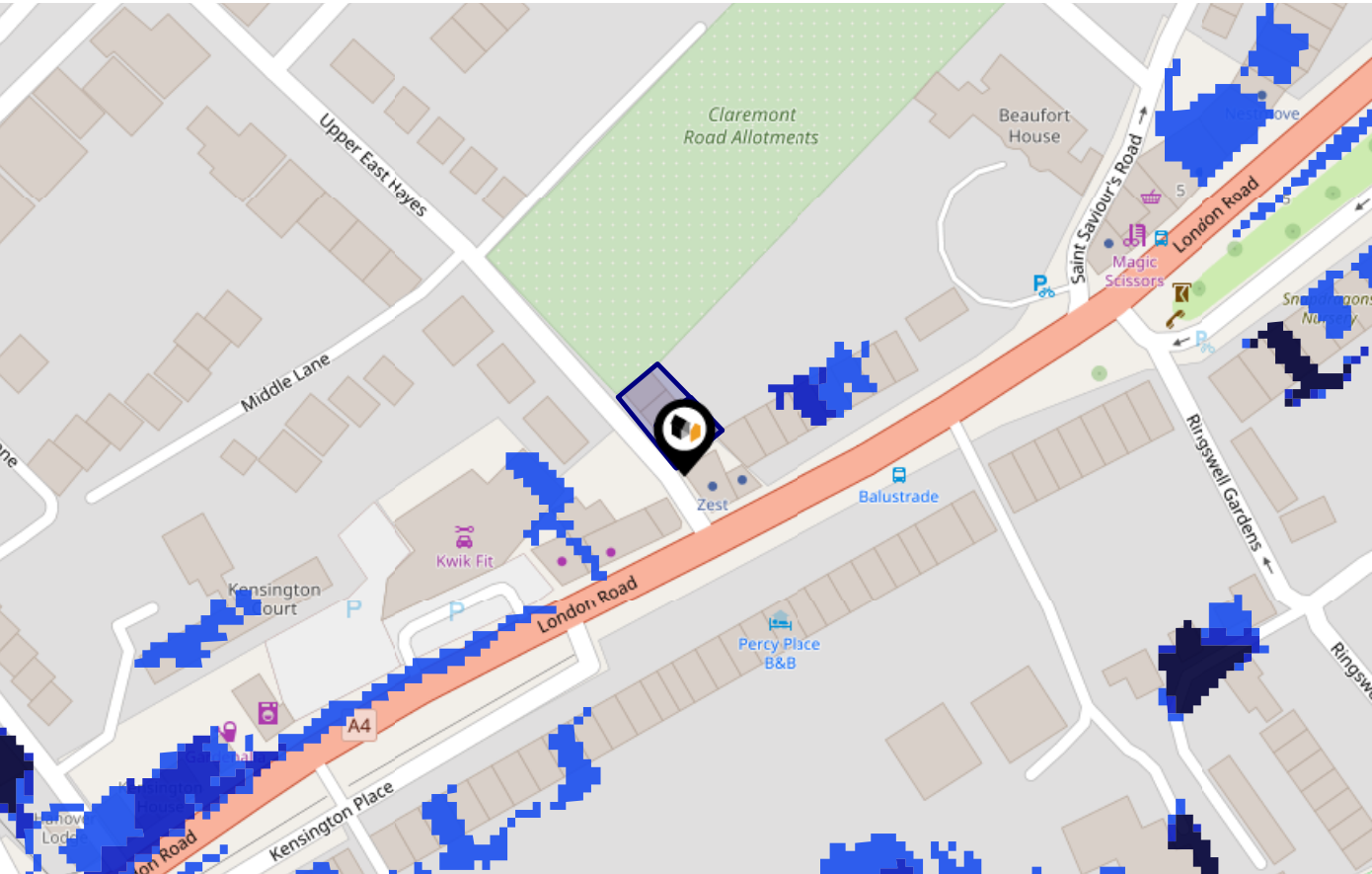
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

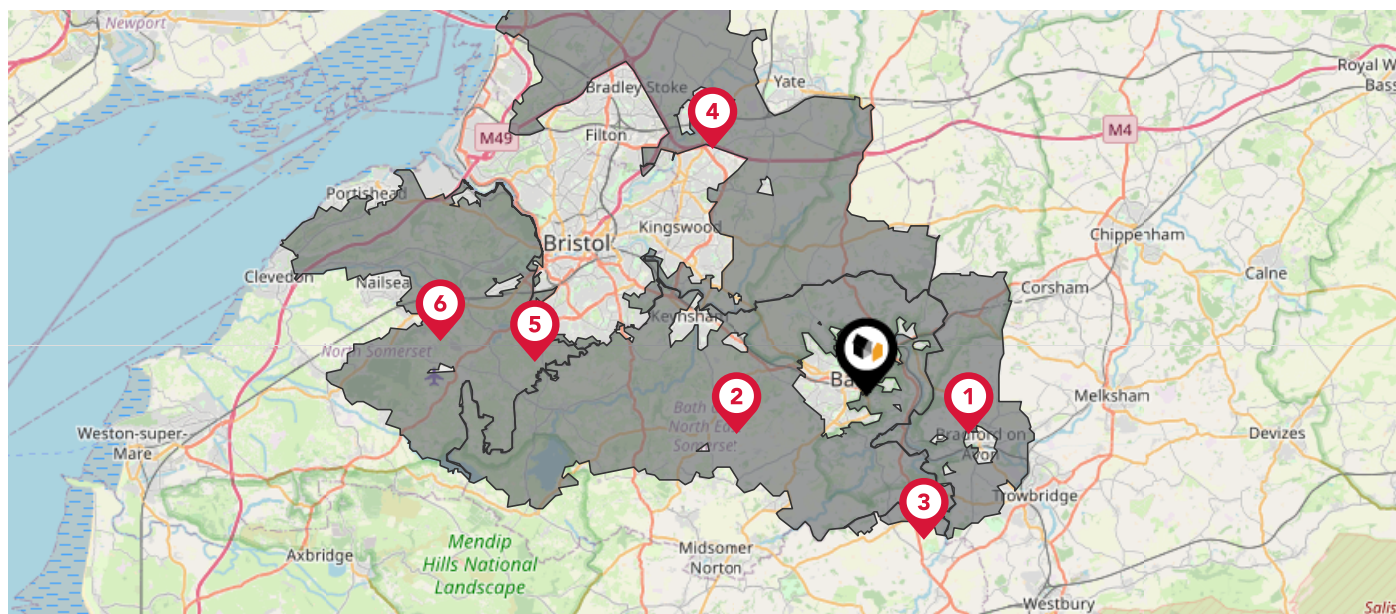
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land



Bath and Bristol Green Belt - Wiltshire



Bath and Bristol Green Belt - Bath and North East Somerset



Bath and Bristol Green Belt - Mendip



Bath and Bristol Green Belt - South Gloucestershire



Bath and Bristol Green Belt - Bristol, City of



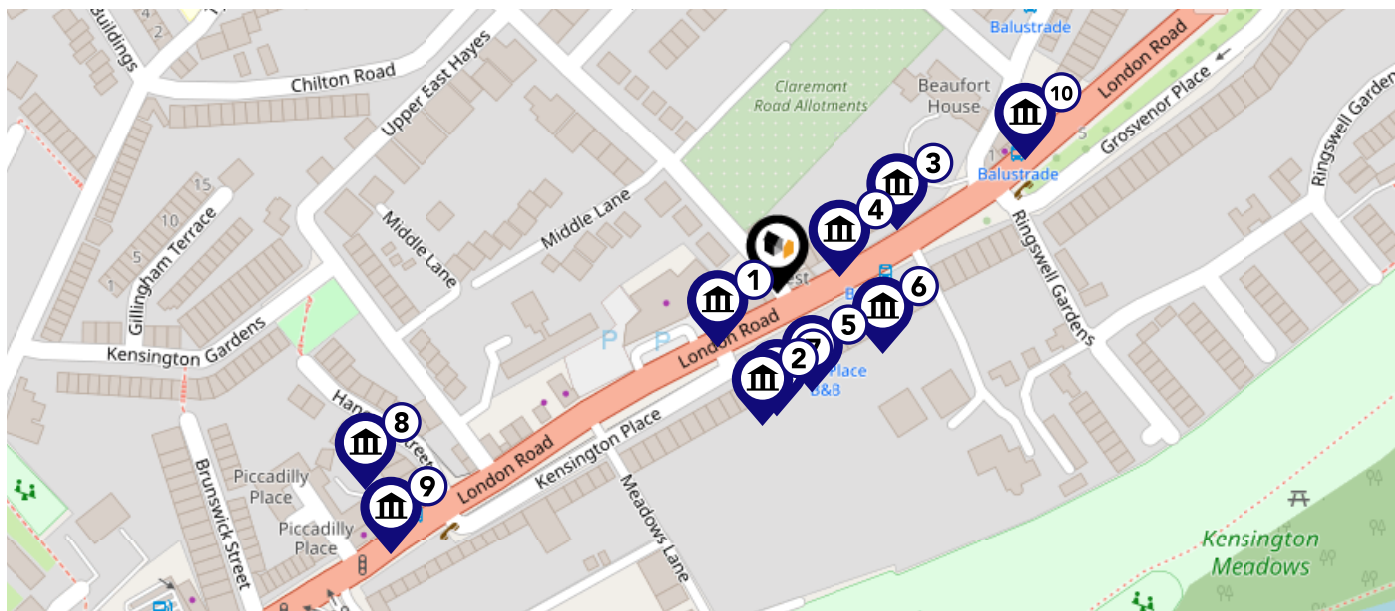
Bath and Bristol Green Belt - North Somerset





Maps

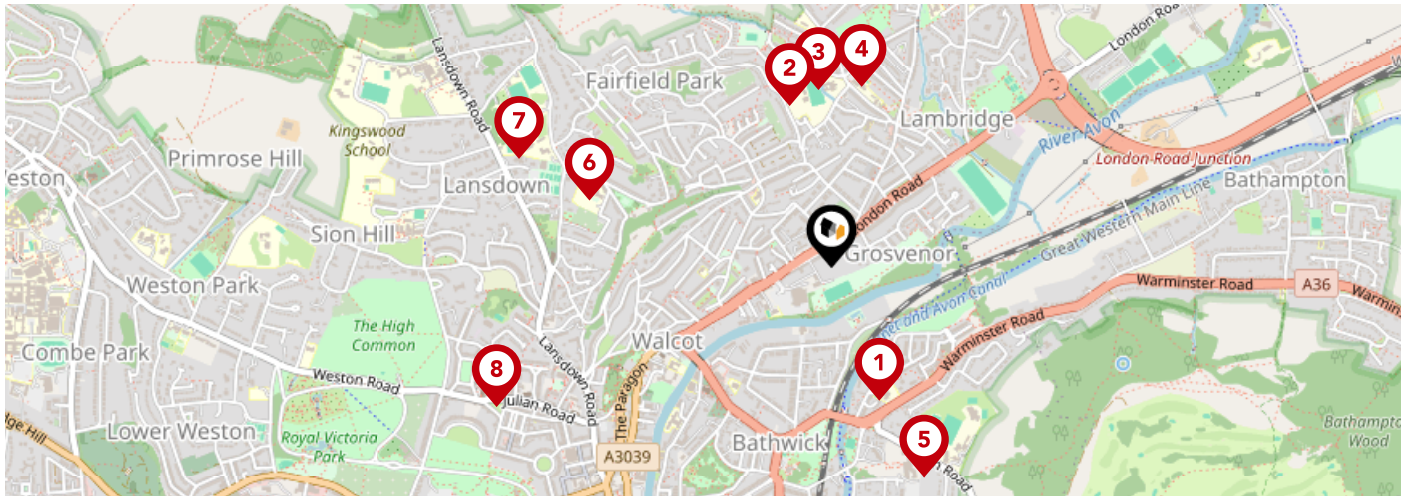
Listed Buildings



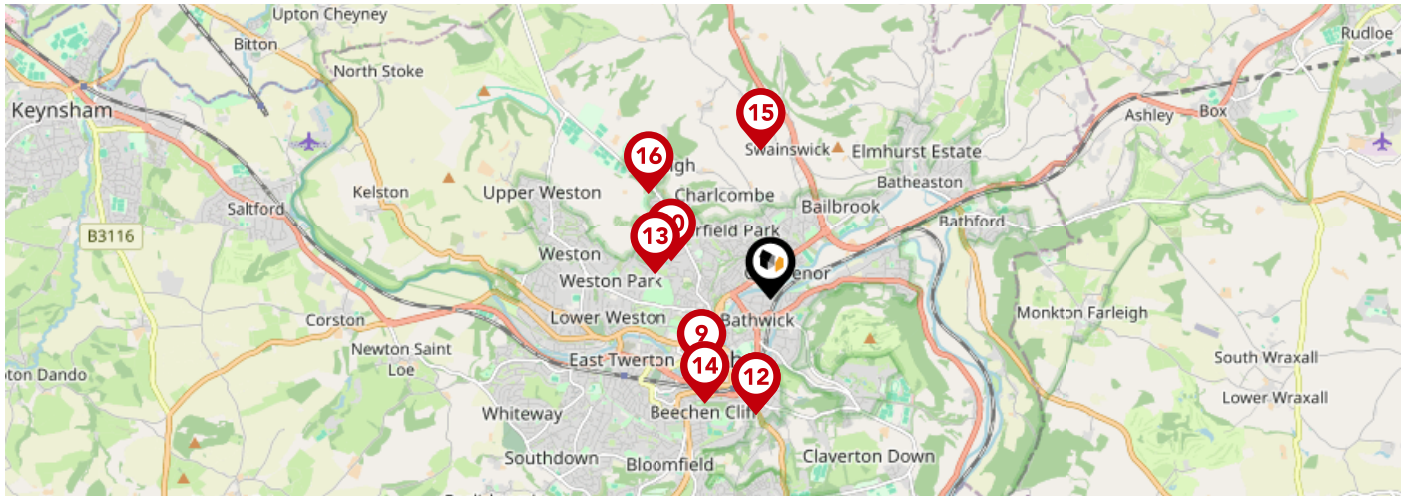
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1405787 - 1, 2 And 3 Mile End	Grade II	0.0 miles
	1394349 - Acacia Lodge	Grade II	0.0 miles
	1394817 - Beaufort Cottage	Grade II	0.0 miles
	1395801 - 1-8, Worcester Terrace	Grade II	0.0 miles
	1394345 - 1-4, Percy Place	Grade II	0.0 miles
	1394347 - 5-11, Percy Place	Grade II	0.0 miles
	1394350 - Percy House	Grade II	0.0 miles
	1396165 - 1-6, Hanover Street	Grade II	0.1 miles
	1394366 - 1 And 2, Piccadilly	Grade II	0.1 miles
	1394168 - 5,6 And 7, Balustrade	Grade II	0.1 miles



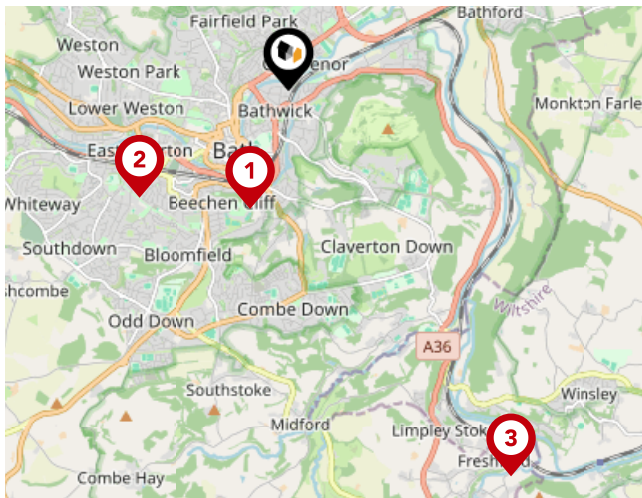
		Nursery	Primary	Secondary	College	Private
1	Bathwick St Mary Church School Ofsted Rating: Good Pupils: 220 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Mark's CofE School Ofsted Rating: Good Pupils: 235 Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Saviours Infant Church School Ofsted Rating: Good Pupils: 148 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Saviours Junior Church School Ofsted Rating: Good Pupils: 168 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	King Edward's School Ofsted Rating: Not Rated Pupils: 1185 Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Stephens Church School Ofsted Rating: Good Pupils: 348 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Royal High School GDST Ofsted Rating: Not Rated Pupils: 579 Distance:0.76	<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:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Bath Academy Ofsted Rating: Not Rated Pupils: 105 Distance:0.92	<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:0.99	<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:1.07	<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:1.07	<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:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bath College Ofsted Rating: Requires improvement Pupils:0 Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Swainswick Church School Ofsted Rating: Good Pupils: 76 Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Abbot Alphege Academy Ofsted Rating: Requires improvement Pupils: 40 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

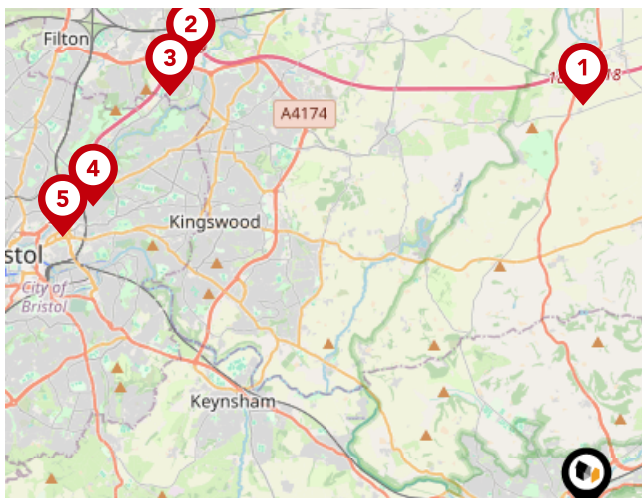
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Bath Spa Rail Station	1.15 miles
2	Oldfield Park Rail Station	1.7 miles
3	Freshford Rail Station	4.12 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	7.5 miles
2	M4 J19	11.07 miles
3	M32 J1	10.89 miles
4	M32 J2	10.73 miles
5	M32 J3	10.95 miles

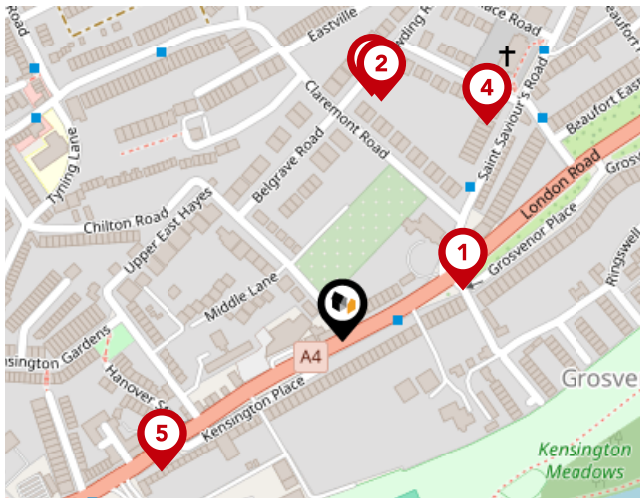


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	15.64 miles
2	Felton	15.64 miles
3	Staverton	35.57 miles
4	Cardiff Airport	42.74 miles

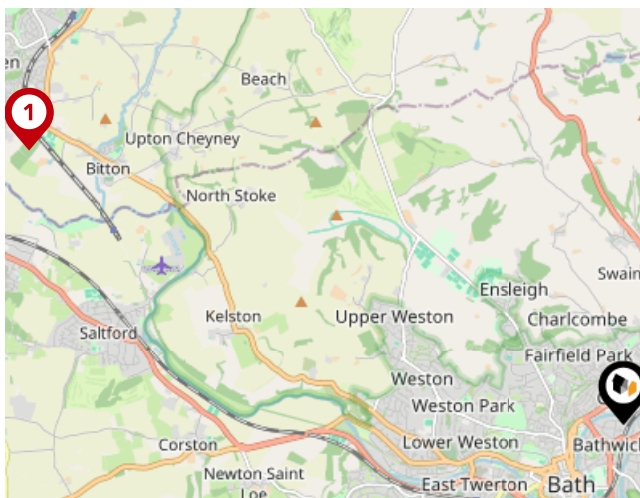
Area

Transport (Local)



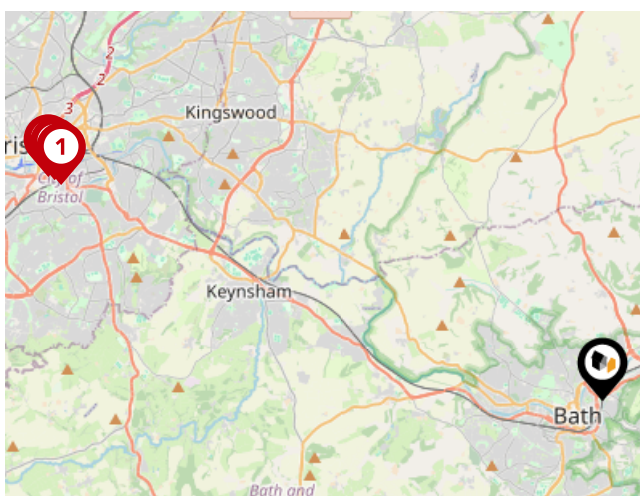
Bus Stops/Stations

Pin	Name	Distance
1	Balustrade	0.08 miles
2	Holland Road	0.14 miles
3	Holland Road	0.14 miles
4	St Saviour's Church	0.15 miles
5	Morrisons	0.13 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	6.06 miles



Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	10.81 miles
2	Temple Bridge (Bristol) Ferry Landing	10.93 miles
3	St Philip's Bridge	11.07 miles



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



/martinco_uk/



/martincouk



/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

