

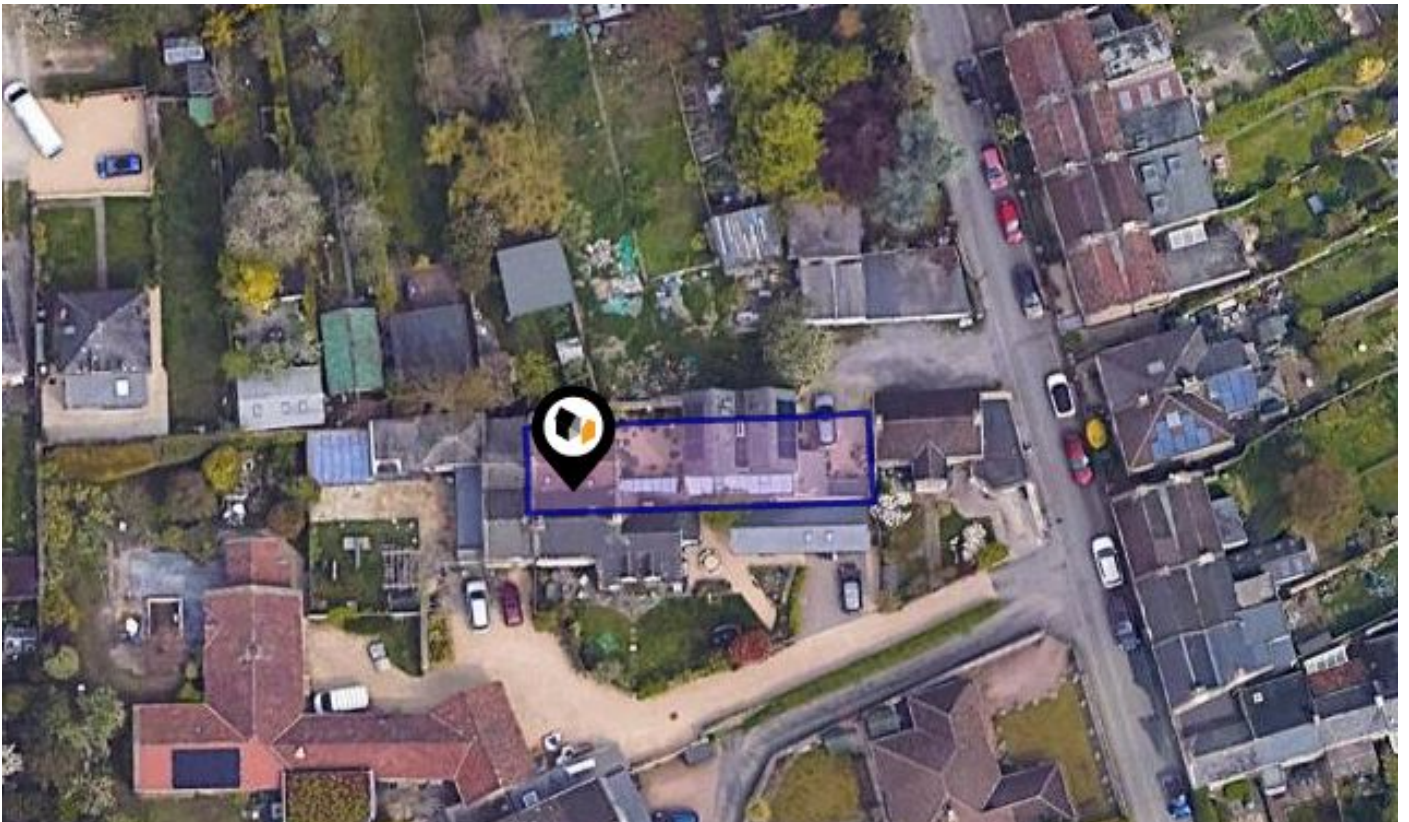


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 05<sup>th</sup> February 2025



## BERKELEY PLACE, COMBE DOWN, BATH, BA2

### TYNINGS Estate Agents

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# Property Overview



## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,872 ft <sup>2</sup> / 174 m <sup>2</sup>		
<b>Plot Area:</b>	0.05 acres		
<b>Year Built :</b>	Before 1900		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,634		
<b>Title Number:</b>	AV86119		

## Local Area

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

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

<b>13</b> mb/s	<b>54</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:

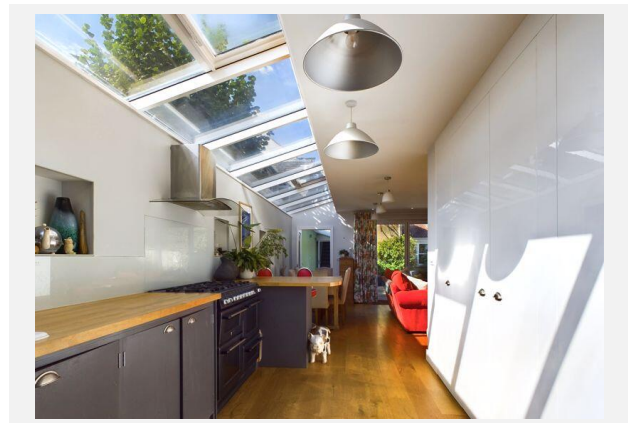
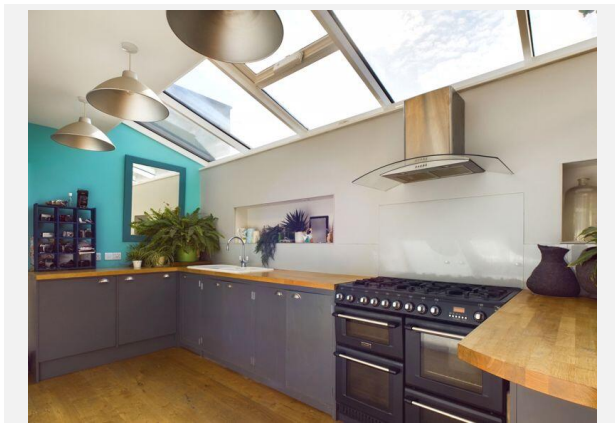
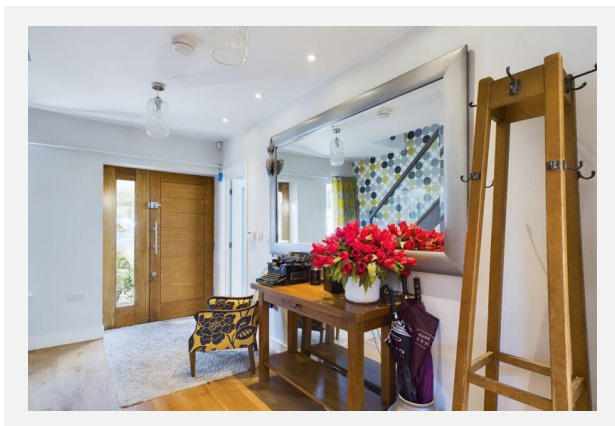


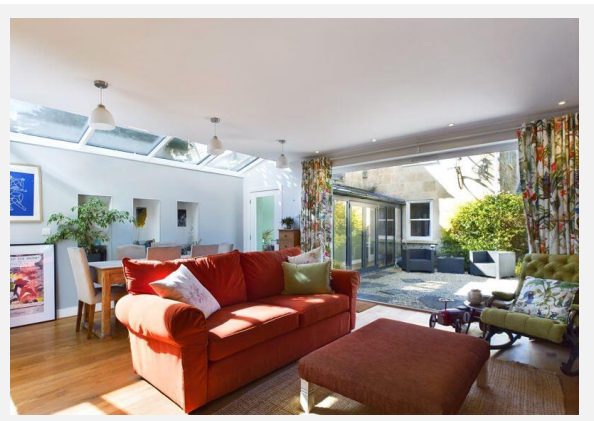
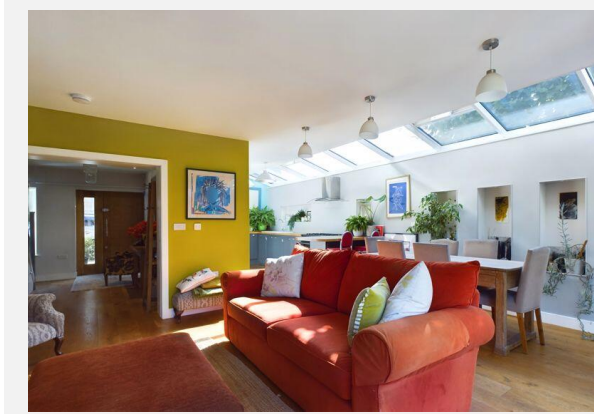
# Planning History This Address

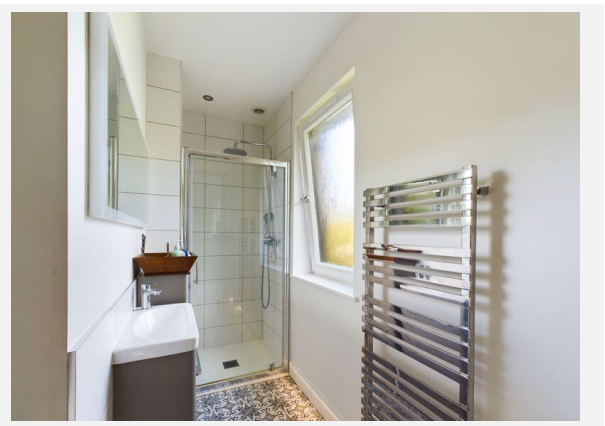
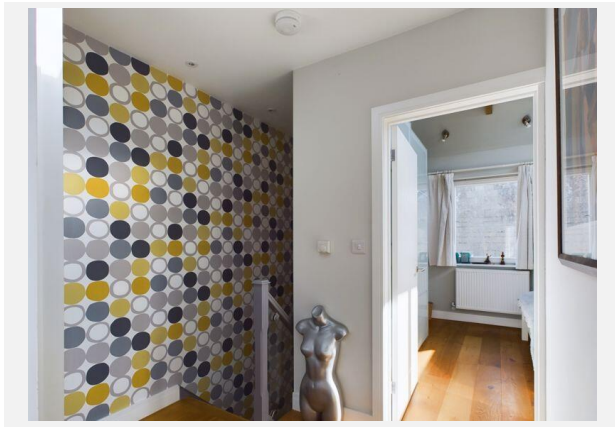


Planning records for: *Berkeley Place, Combe Down, Bath, BA2*

Reference - 17/04924/COND	
<b>Decision:</b>	Condition Discharged
<b>Date:</b>	02nd October 2017
<b>Description:</b>	Discharge of condition 3 of planning application 16/04004/FUL (Erection of a two storey extension and associated works)

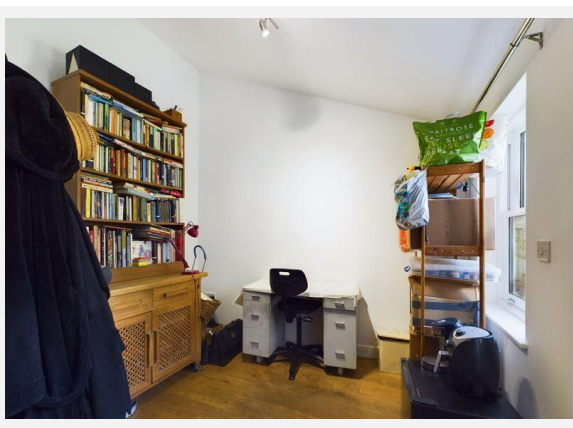




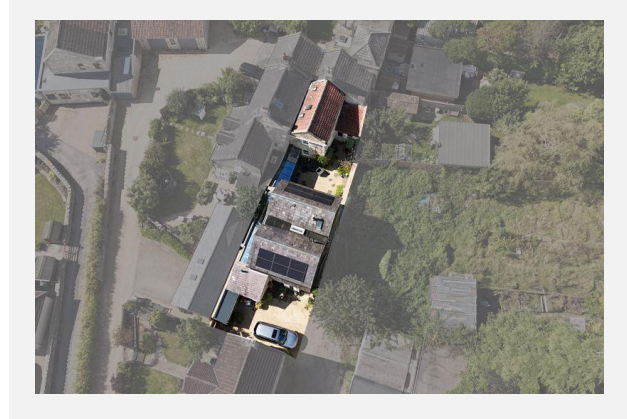




# Gallery Photos







## BERKELEY PLACE, COMBE DOWN, BATH, BA2



# Property EPC - Certificate



Berkeley Place, Combe Down, BA2

Energy rating

**B**

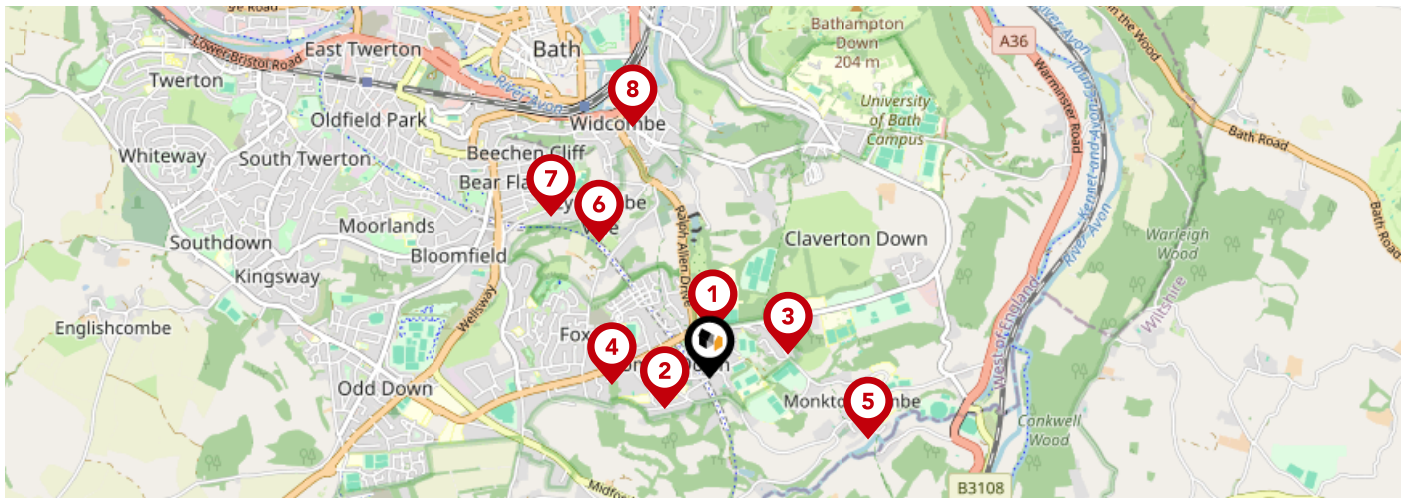
Valid until 20.12.2028

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	84   <b>B</b>	85   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

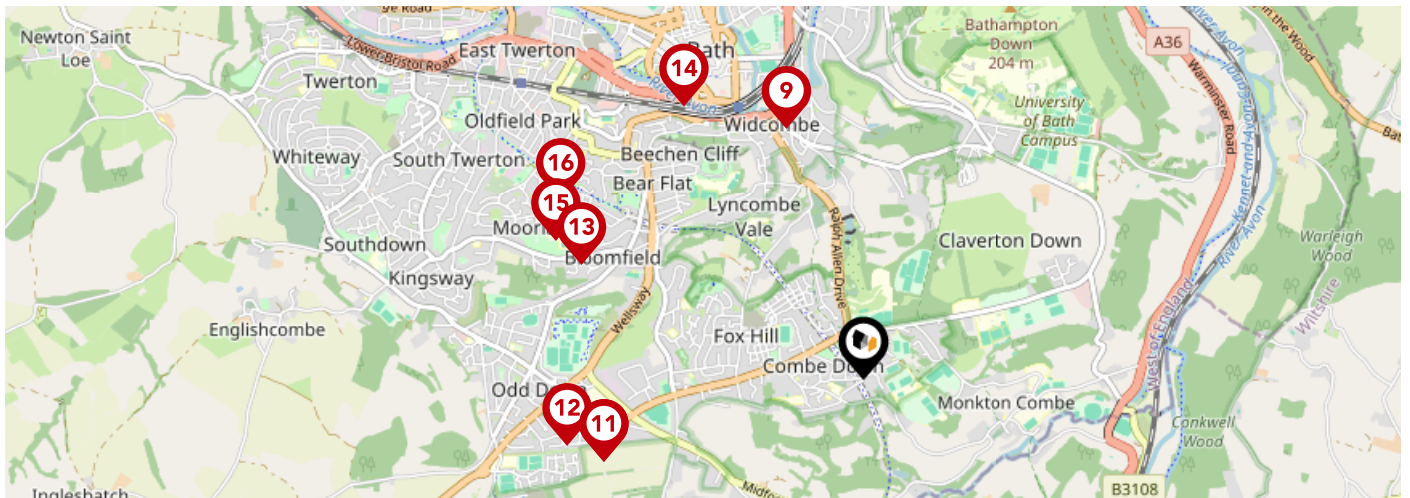
<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	FiT application
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	4
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Sandstone or limestone, with internal insulation
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, insulated
<b>Total Floor Area:</b>	174 m <sup>2</sup>

# Area Schools



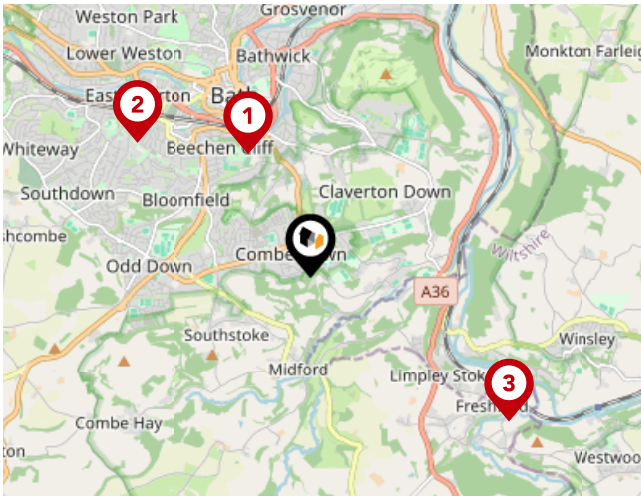
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Prior Park College</b> Ofsted Rating: Not Rated   Pupils: 600   Distance:0.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Combe Down CofE Primary School</b> Ofsted Rating: Good   Pupils: 406   Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Ralph Allen School</b> Ofsted Rating: Good   Pupils: 1380   Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Mulberry Park Educate Together Primary Academy</b> Ofsted Rating: Good   Pupils: 161   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Monkton Senior School</b> Ofsted Rating: Not Rated   Pupils: 687   Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Paragon School, Junior School of Prior Park College</b> Ofsted Rating: Not Rated   Pupils: 252   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Beechen Cliff School</b> Ofsted Rating: Good   Pupils: 1210   Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Widcombe CofE Junior School</b> Ofsted Rating: Outstanding   Pupils: 240   Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



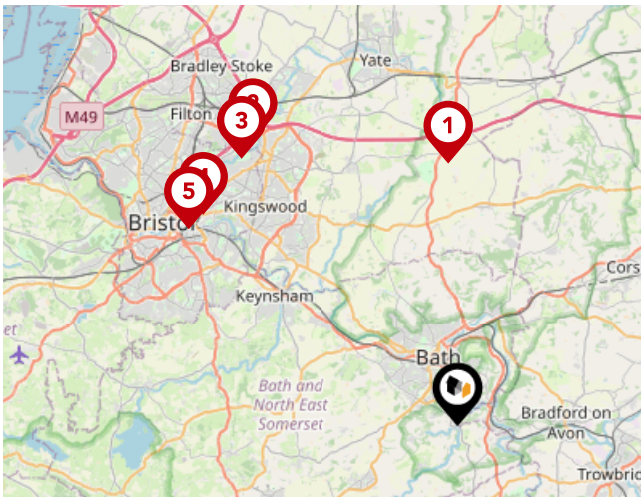
		Nursery	Primary	Secondary	College	Private
	<b>Widcombe Infant School</b> Ofsted Rating: Good   Pupils: 177   Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Three Ways School</b> Ofsted Rating: Good   Pupils: 236   Distance:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Aspire Academy</b> Ofsted Rating: Good   Pupils: 101   Distance:1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Martin's Garden Primary School</b> Ofsted Rating: Requires improvement   Pupils: 203   Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Moorlands Junior School</b> Ofsted Rating: Good   Pupils: 230   Distance:1.41	<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:1.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Moorlands Infant School</b> Ofsted Rating: Good   Pupils: 177   Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St John's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 323   Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



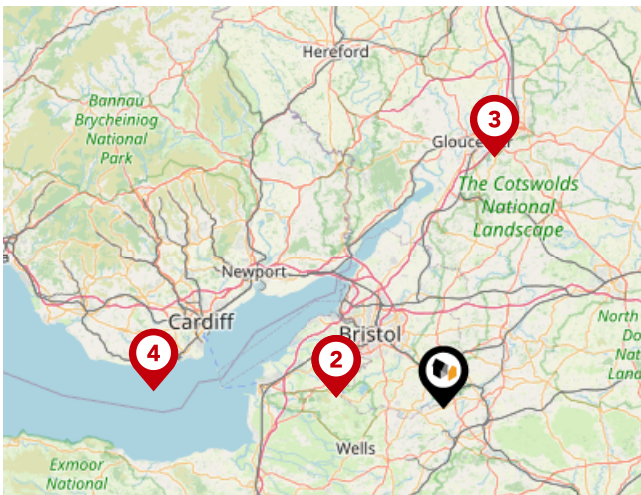
## National Rail Stations

Pin	Name	Distance
1	Bath Spa Rail Station	1.28 miles
2	Oldfield Park Rail Station	2.03 miles
3	Freshford Rail Station	2.27 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	9.73 miles
2	M4 J19	12.96 miles
3	M32 J1	12.71 miles
4	M32 J2	12.23 miles
5	M32 J3	12.33 miles

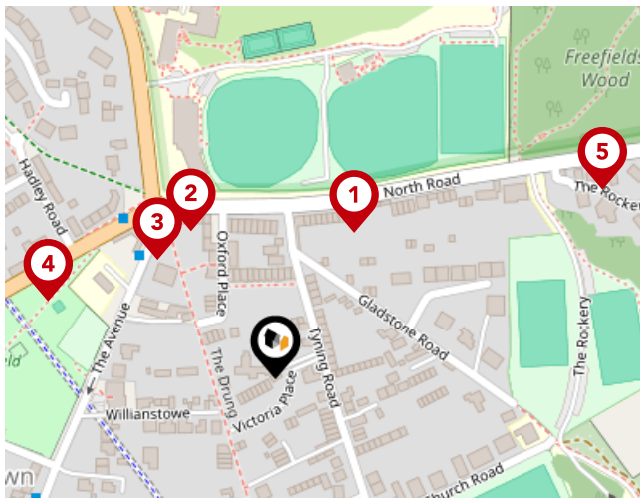


## Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	15.97 miles
2	Felton	15.97 miles
3	Staverton	37.7 miles
4	Cardiff Airport	43.06 miles

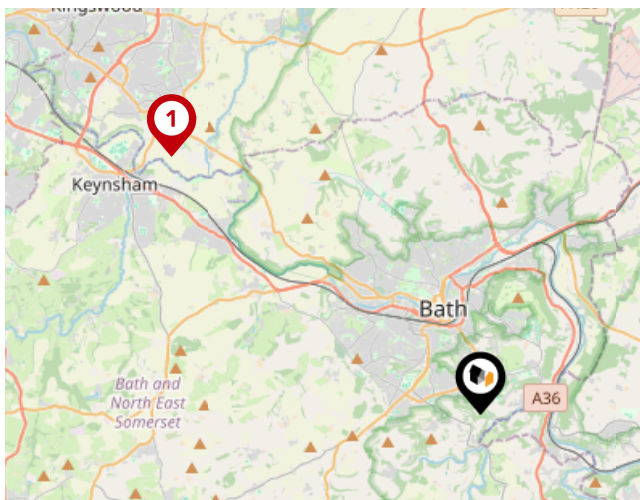
# Area

## Transport (Local)



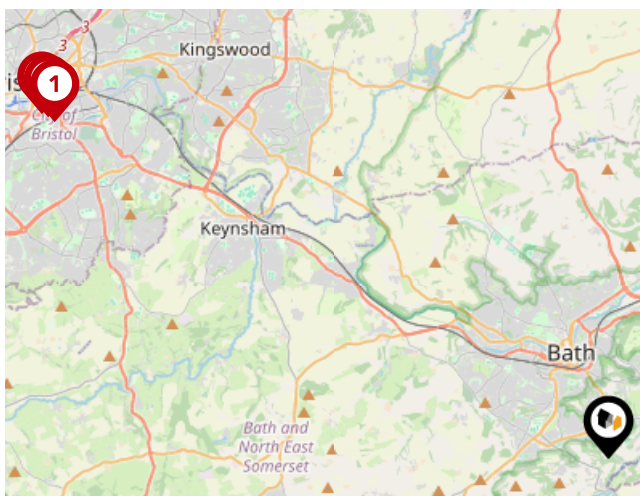
### Bus Stops/Stations

Pin	Name	Distance
1	Tyning Road	0.1 miles
2	Tyning Road	0.1 miles
3	Hadley Arms	0.1 miles
4	Hadley Arms	0.14 miles
5	Shaft Road	0.22 miles



### Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	7.46 miles



### Ferry Terminals

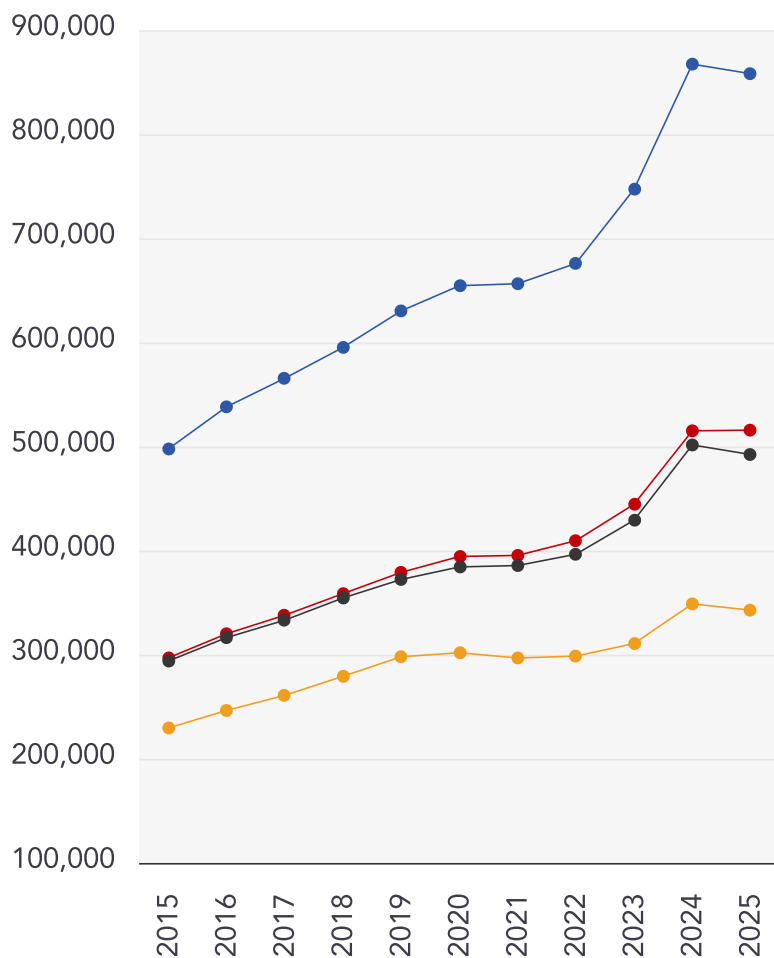
Pin	Name	Distance
1	Temple Meads Station Ferry Landing	12.01 miles
2	Temple Bridge (Bristol) Ferry Landing	12.15 miles
3	St Philip's Bridge	12.28 miles



# 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%**

### Testimonial 1



TYNINGS combine unflappable experience and professionalism with a warmth and humanity which really helps reduce the stress of buying a house. Unlike big brand agencies, Nikki and Ben come across as actually caring about all the people involved in the process, not just the ones paying the fee. Their local Bath knowledge and passion is unparalleled, genuinely the best estate agency I've ever worked with.

### Testimonial 2



I wasn't looking forward to selling my mother's property. Nikki and Ben were really supportive, they understood how to match buyers with sellers and they sparkled with integrity. They were SO helpful. Thanks SO much.

### Testimonial 3



Everything about Nikki and Ben at TYNINGS is outstanding. Their experience, market knowledge, professionalism and attention to detail is second to none. And above all their other qualities, they are an absolute pleasure to deal with.

### Testimonial 4



An excellent, personable service from Nikki and Ben at TYNINGS. Efficient and friendly, with a depth of local knowledge and connections that appear to be unrivalled. We would certainly come back for repeat business.



[company/tynings-independent-estate-agents/about/](https://www.linkedin.com/company/tynings-independent-estate-agents/about/)

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# TYNINGS Estate Agents

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