

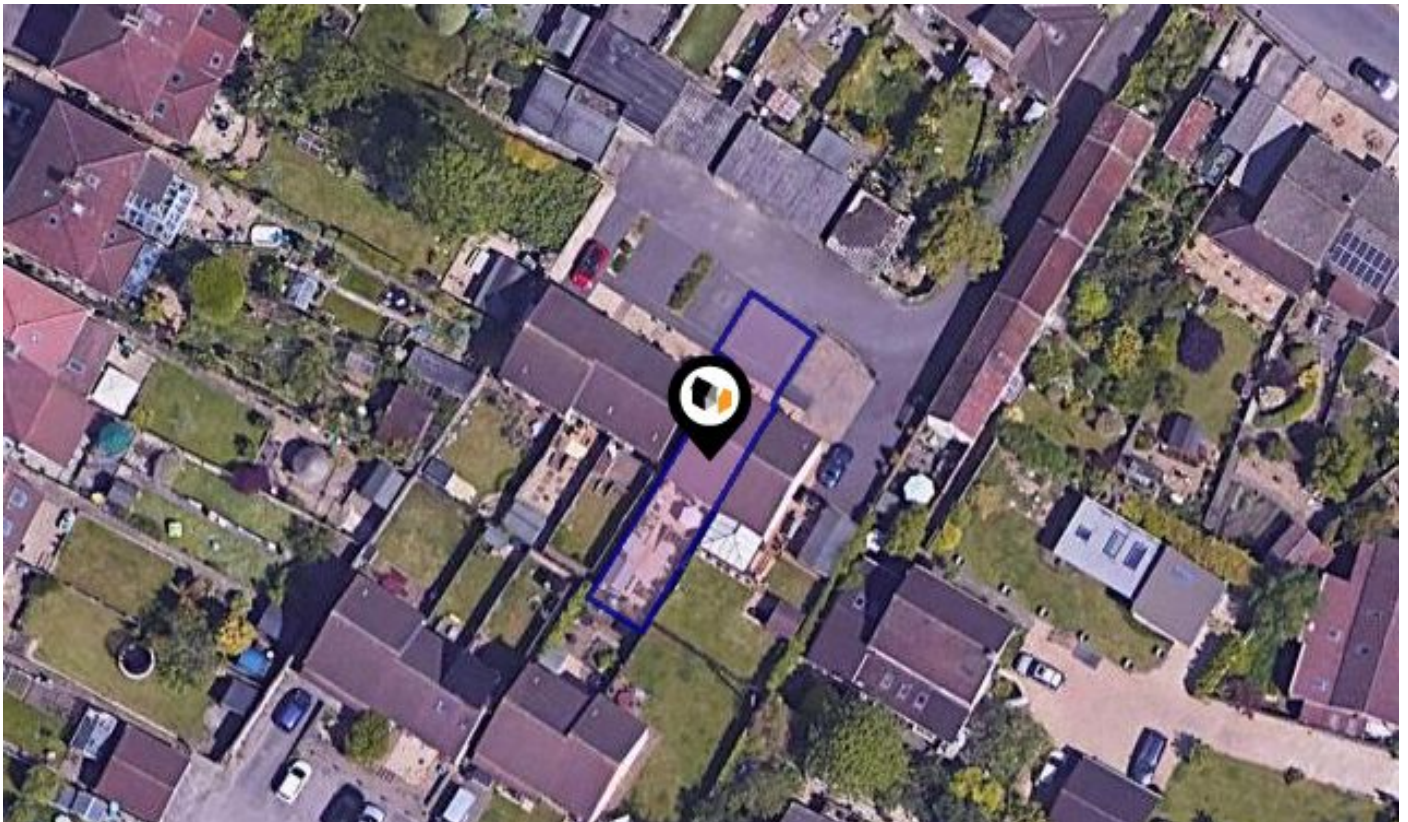


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 04<sup>th</sup> February 2025**



**LYMORE CLOSE, BATH, BA2**

## **TYNINGS Estate Agents**

Isabella House, The Avenue, Combe Down, Bath, BA2 5EH

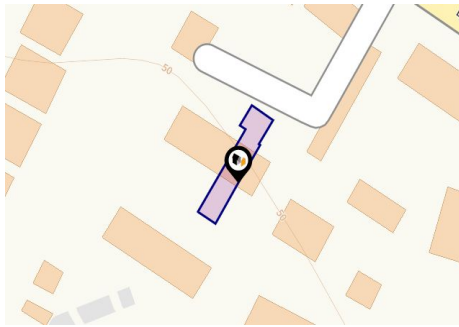
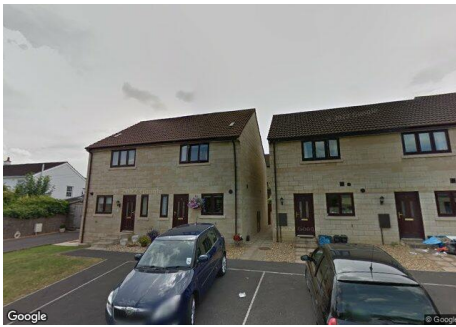
01225 833899

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## Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.04 acres		
Year Built :	2010		
Council Tax :	Band C		
Annual Estimate:	£1,916		
Title Number:	ST287635		

## Local Area

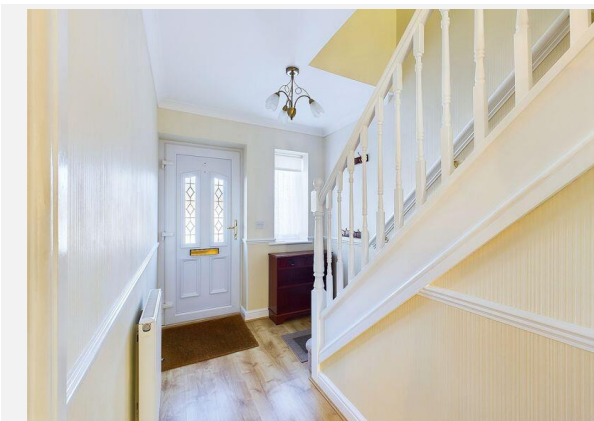
Local Authority:	Bath and north east somerset	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	6	80	-
Flood Risk:		mb/s	mb/s	mb/s
• Rivers & Seas	No Risk			
• Surface Water	Very Low			

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
						

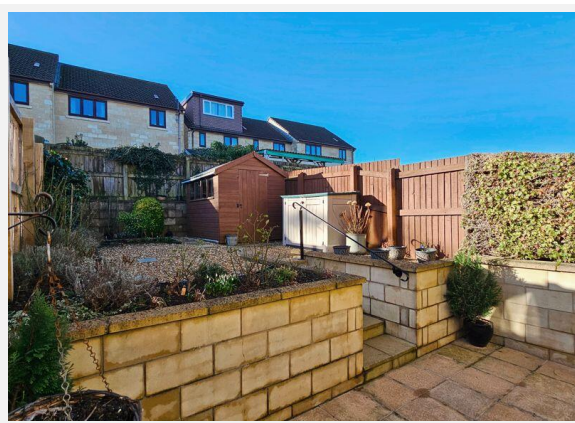
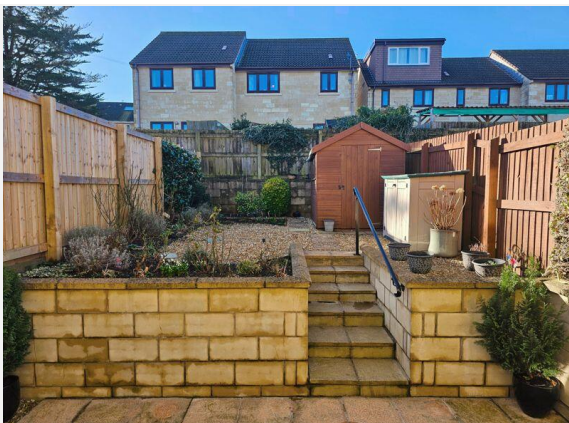




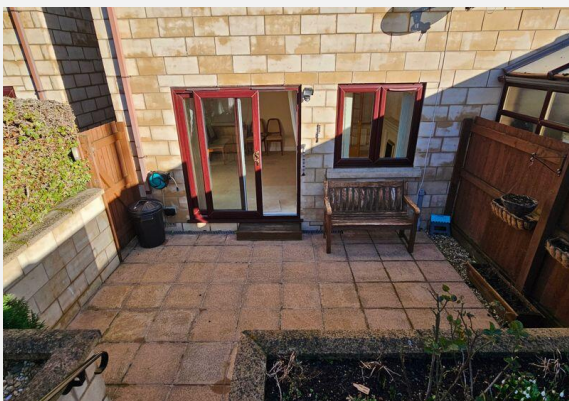




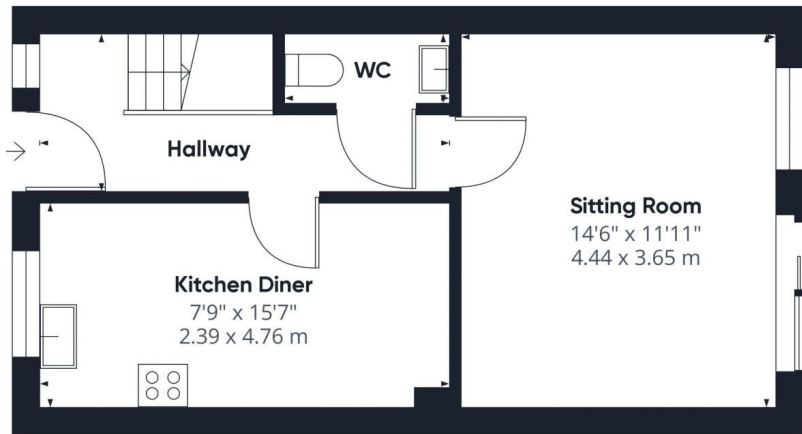




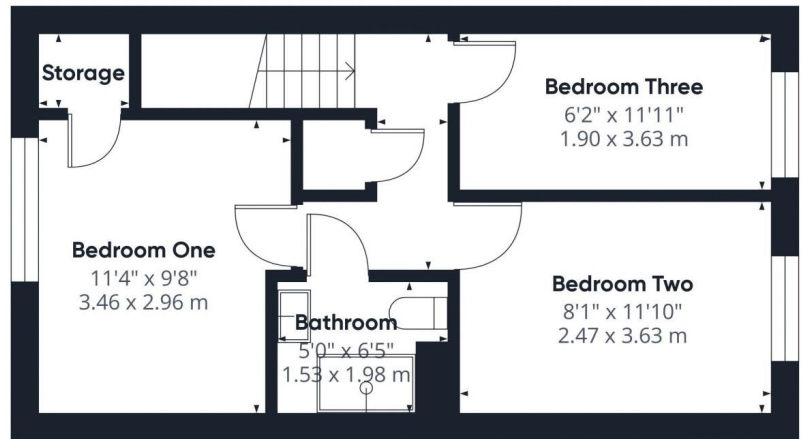




**LYMORE CLOSE, BATH, BA2**



Floor 0



Floor 1



**Approximate total area<sup>®</sup>**  
750.78 ft<sup>2</sup>  
69.75 m<sup>2</sup>

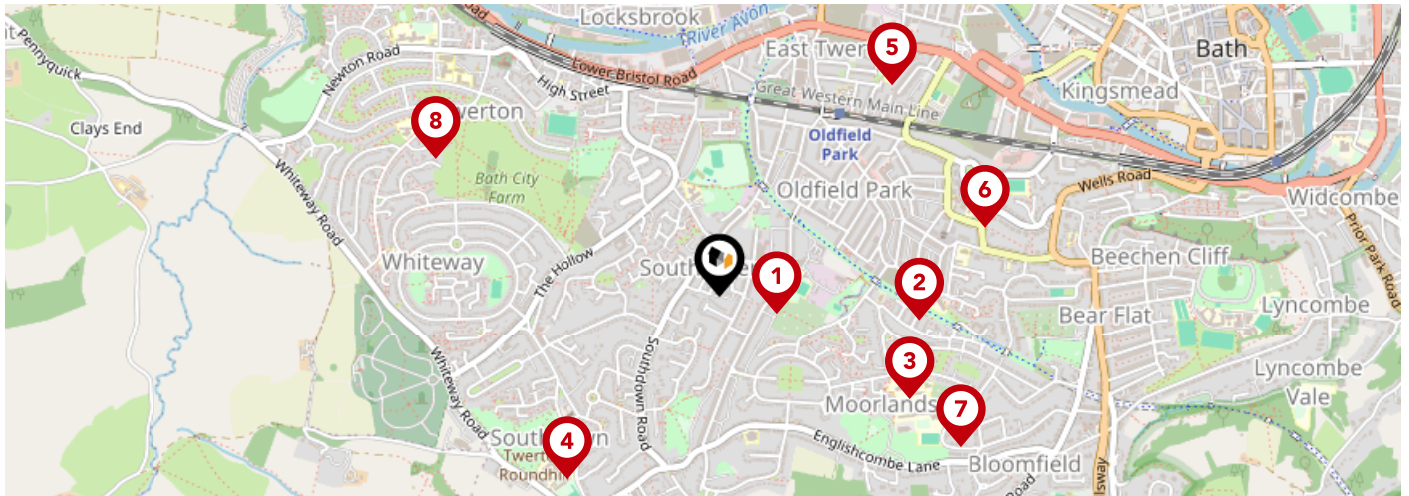
(1) Excluding balconies and terraces









While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

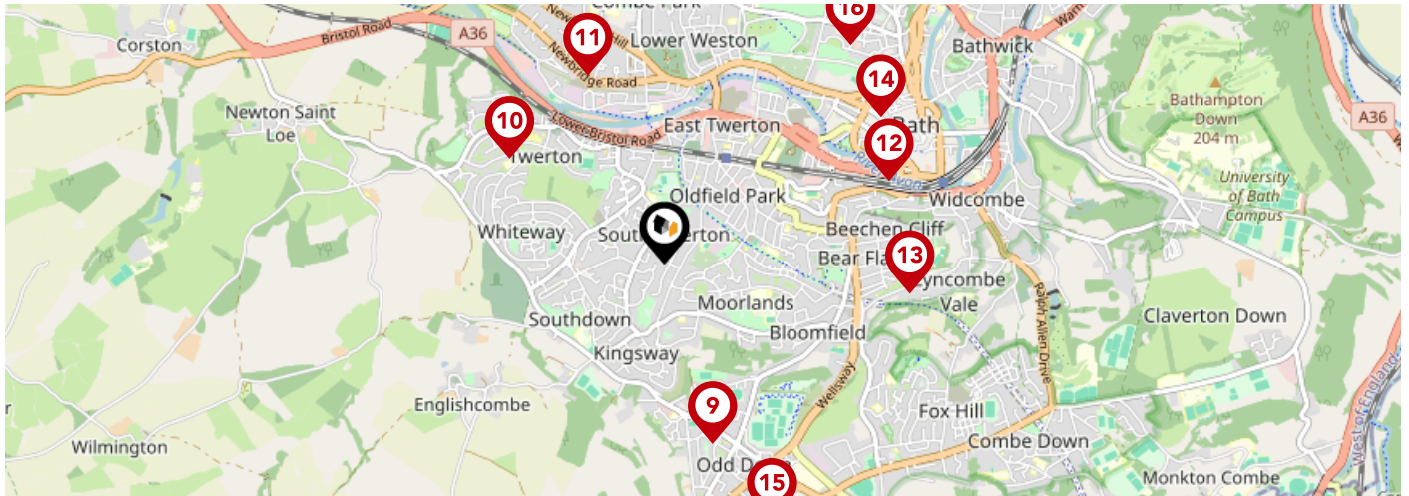
GIRAFFE360









# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Oldfield Park Junior School</b> Ofsted Rating: Good   Pupils: 235   Distance:0.14	<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:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Moorlands Infant School</b> Ofsted Rating: Good   Pupils: 177   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Roundhill Primary School</b> Ofsted Rating: Special Measures   Pupils: 280   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Oldfield Park Infant School</b> Ofsted Rating: Good   Pupils: 177   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hayesfield Girls School</b> Ofsted Rating: Good   Pupils: 1497   Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Moorlands Junior School</b> Ofsted Rating: Good   Pupils: 230   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Twerton Infant School</b> Ofsted Rating: Good   Pupils: 156   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

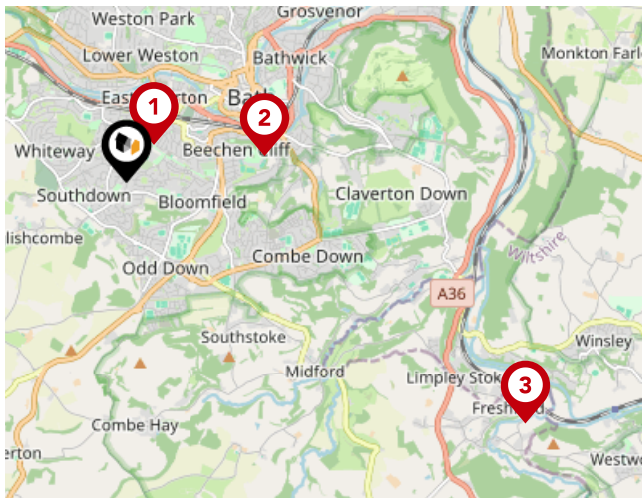




		Nursery	Primary	Secondary	College	Private
	<b>St Philip's CofE Primary School</b> Ofsted Rating: Good   Pupils: 276   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Michaels Junior Church School</b> Ofsted Rating: Good   Pupils: 141   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Newbridge Primary School</b> Ofsted Rating: Good   Pupils: 411   Distance:0.95	<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:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Beechen Cliff School</b> Ofsted Rating: Good   Pupils: 1210   Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bath Academy</b> Ofsted Rating: Not Rated   Pupils: 105   Distance:1.21	<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:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Andrew's Church School</b> Ofsted Rating: Good   Pupils: 232   Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

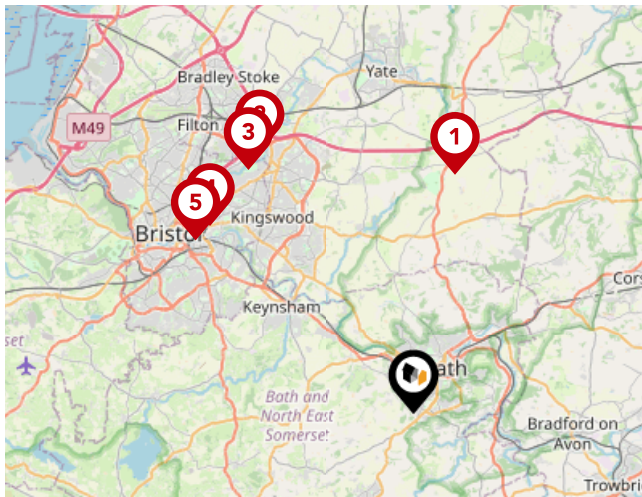
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Oldfield Park Rail Station	0.43 miles
2	Bath Spa Rail Station	1.3 miles
3	Freshford Rail Station	4.31 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	8.97 miles
2	M4 J19	11.2 miles
3	M32 J1	10.89 miles
4	M32 J2	10.24 miles
5	M32 J3	10.31 miles



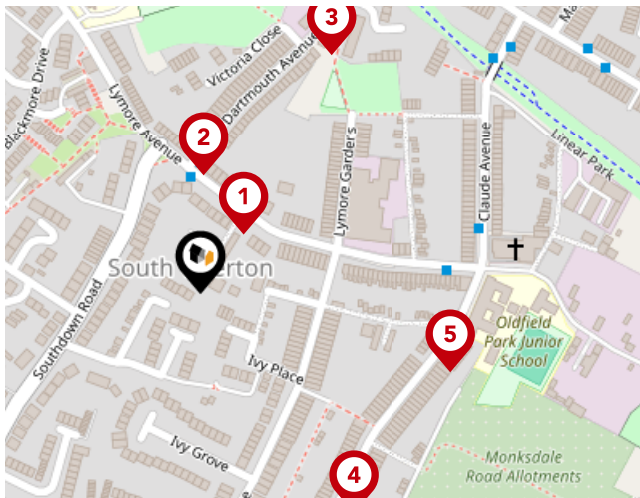
### Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	14.03 miles
2	Felton	14.03 miles
3	Staverton	37.25 miles
4	Cardiff Airport	41.14 miles



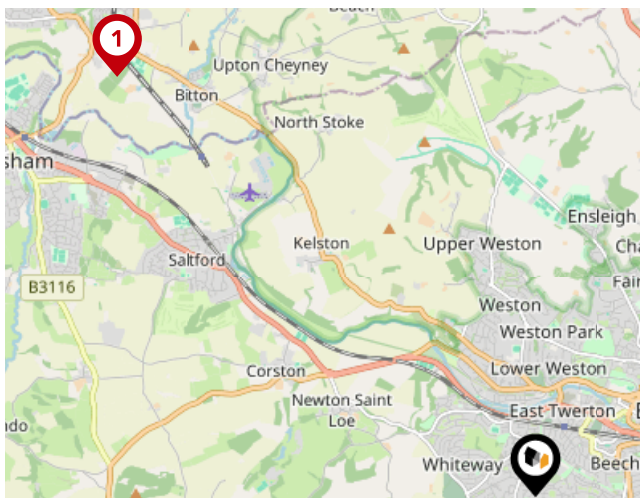
# Area

## Transport (Local)



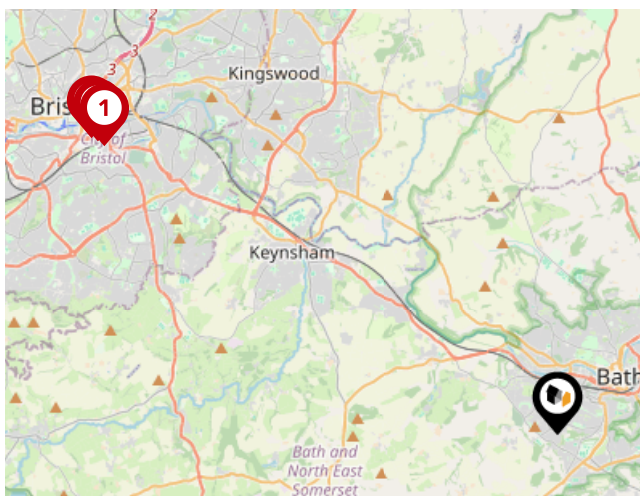
### Bus Stops/Stations

Pin	Name	Distance
1	Lymore Avenue	0.04 miles
2	Lymore Avenue	0.07 miles
3	Victoria Close	0.16 miles
4	Happy Garden	0.16 miles
5	Ascension Church	0.15 miles



### Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	5.48 miles



### Ferry Terminals

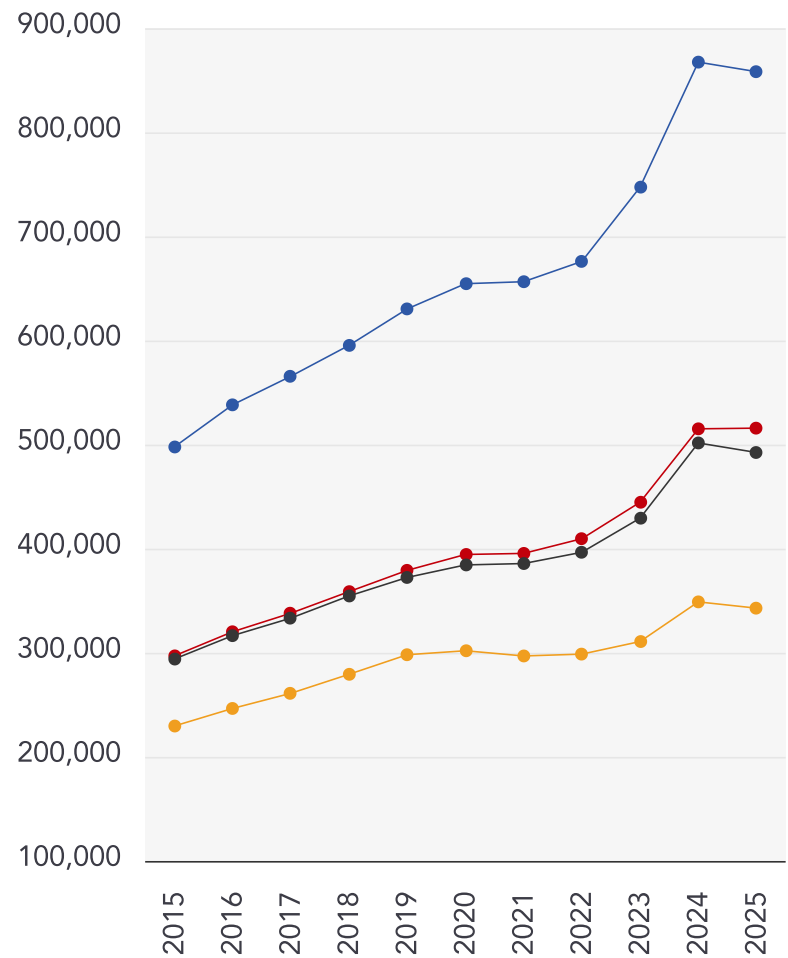
Pin	Name	Distance
1	Temple Meads Station Ferry Landing	9.96 miles
2	Temple Bridge (Bristol) Ferry Landing	10.09 miles
3	St Philip's Bridge	10.23 miles

# 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.



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# TYNINGS Estate Agents

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