

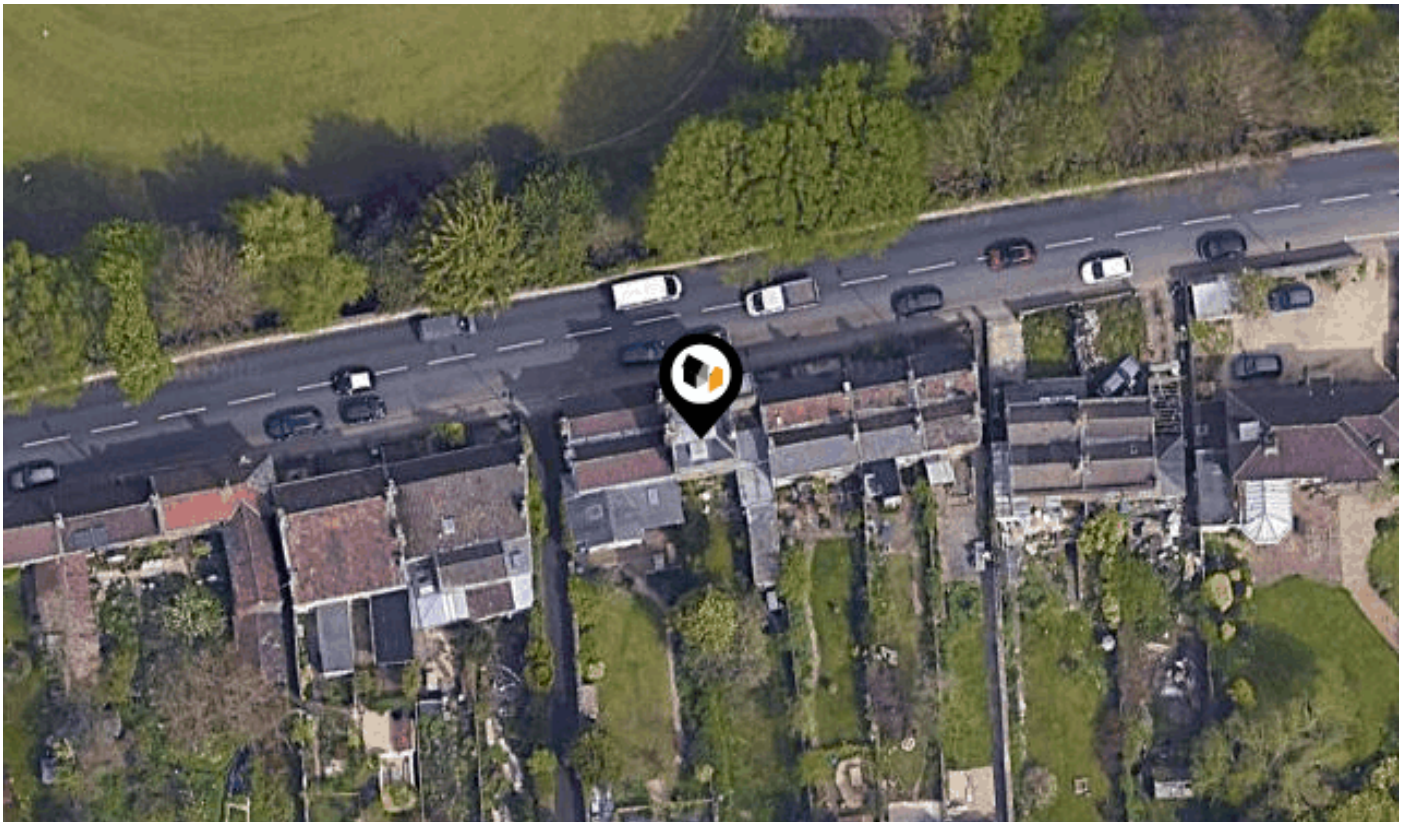


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 12<sup>th</sup> March 2025**



**NORTH ROAD, COMBE DOWN, BATH, BA2**

## **TYNINGS Estate Agents**

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

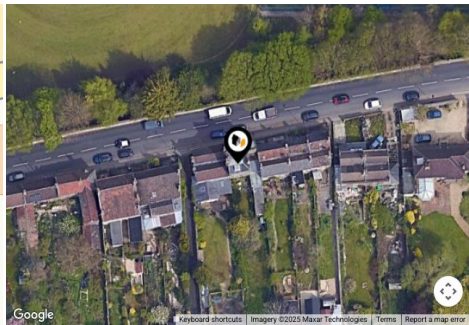
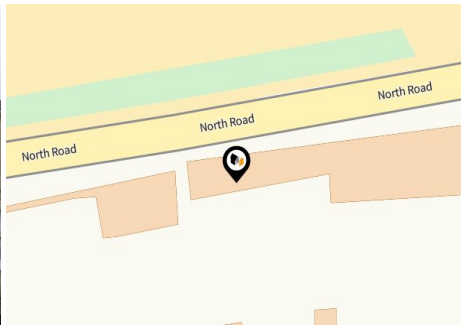
01225 833899

ben@tyningsbath.com

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## Property



Type:	Terraced
Bedrooms:	6
Floor Area:	2,012 ft <sup>2</sup> / 187 m <sup>2</sup>
Council Tax :	Band F
Annual Estimate:	£3,113

## Local Area

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

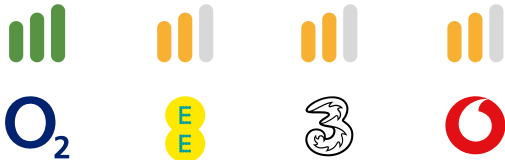
### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

<b>14</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s
		

### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:



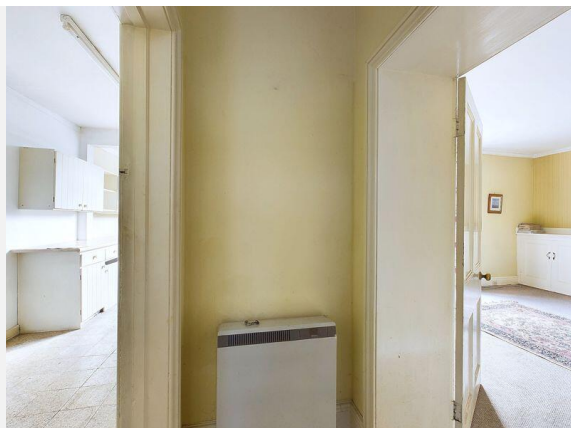
# Planning History This Address



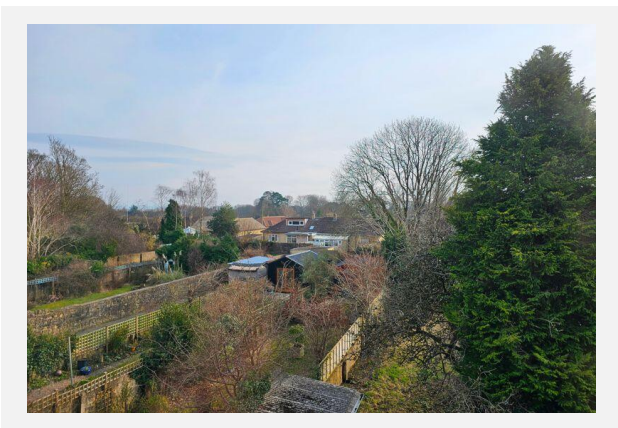
Planning records for: **North Road, Combe Down, Bath, BA2**

Reference - 21/01140/TCA	
Decision:	No Objection
Date:	10th March 2021
Description:	2no. Leylandii trees - Fell









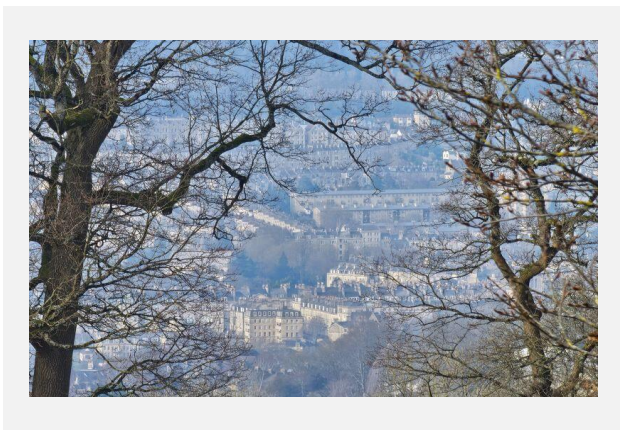




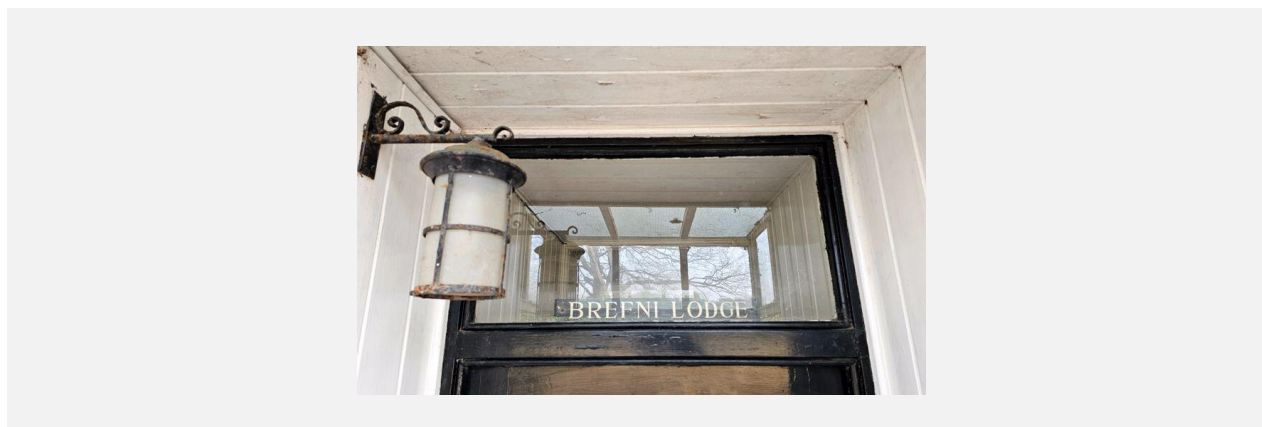










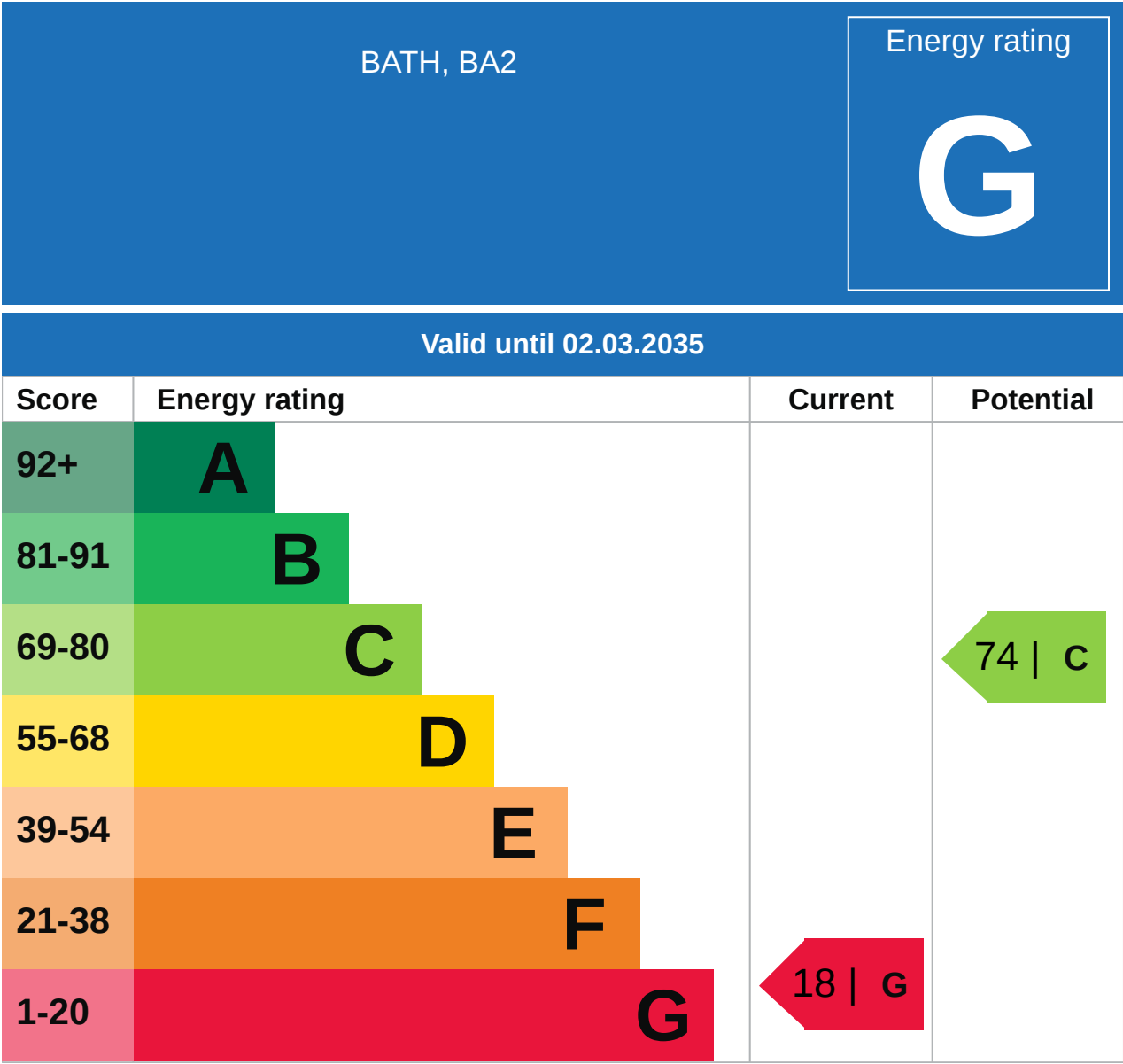




**NORTH ROAD, COMBE DOWN, BATH, BA2**









## Additional EPC Data

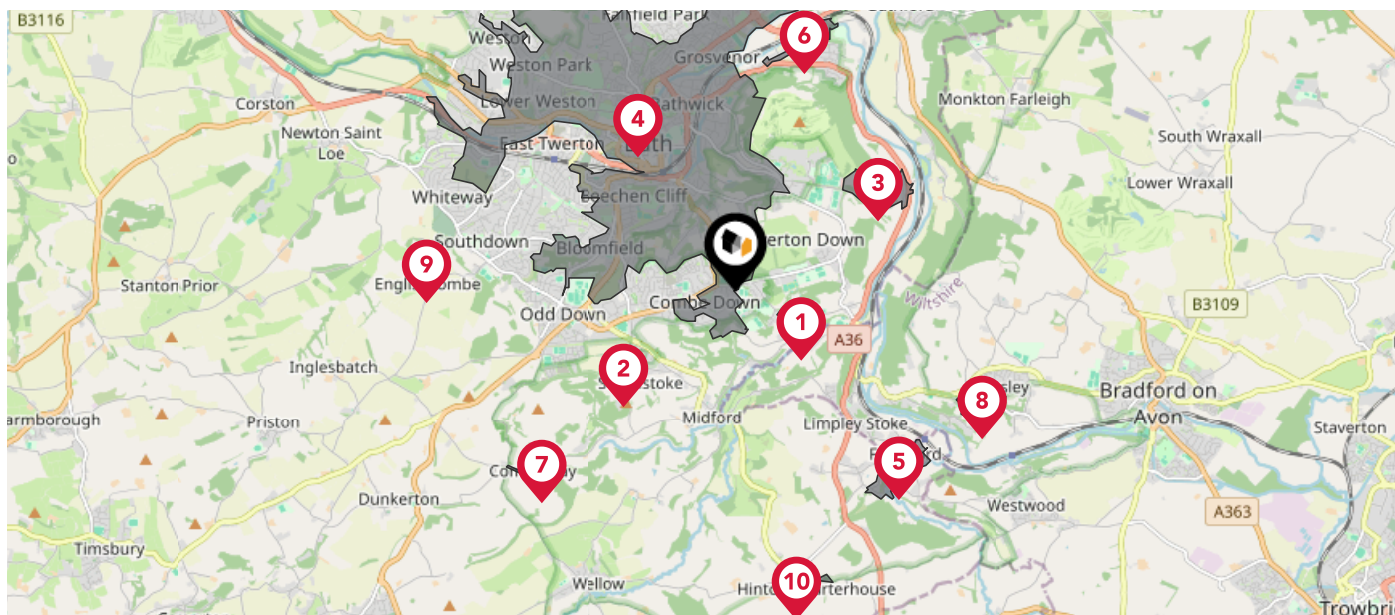
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<b>Property Type:</b>	Mid-terrace house
<b>Walls:</b>	Sandstone or limestone, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Some secondary glazing
<b>Window Energy:</b>	Very poor
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Energy:</b>	Average
<b>Main Heating Controls:</b>	Manual charge control
<b>Main Heating Controls Energy:</b>	Poor
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in 56% of fixed outlets
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, dual fuel (mineral and wood)
<b>Total Floor Area:</b>	187 m <sup>2</sup>

# Maps

## Conservation Areas

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

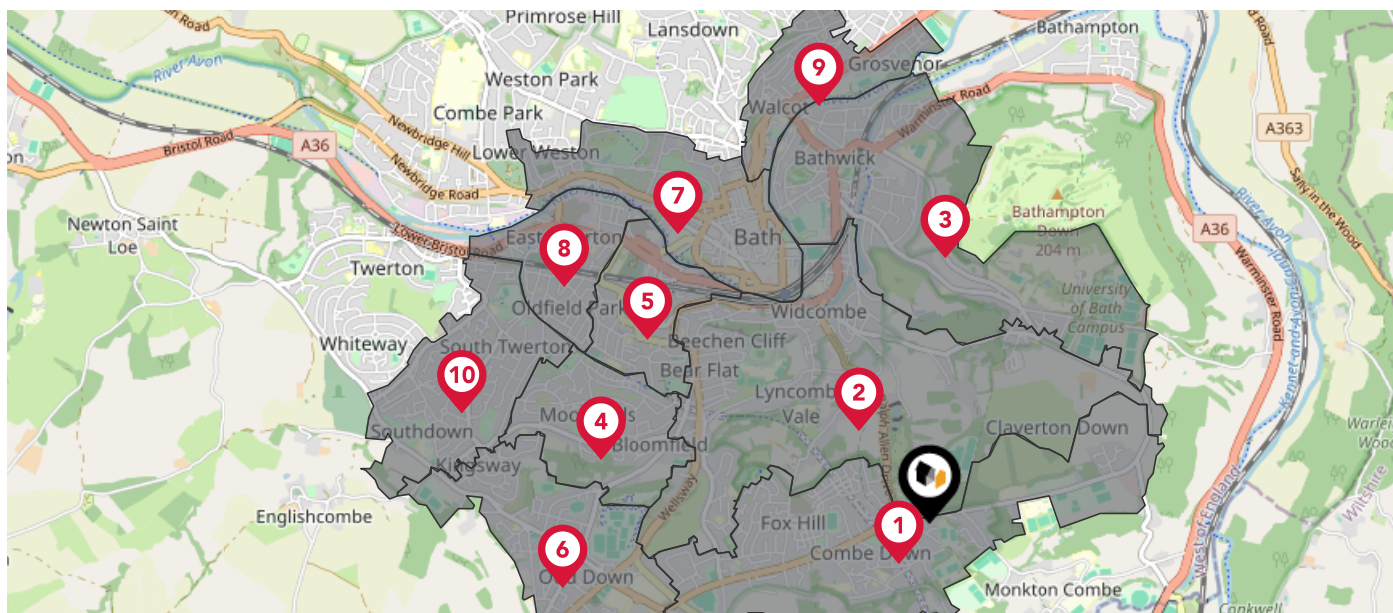
- 1 Monhton Combe
- 2 Southstoke
- 3 Claverton
- 4 Bath
- 5 Freshford
- 6 Bathampton
- 7 Combe Hay
- 8 Winsley
- 9 Englishcombe
- 10 Hinton Charterhouse



# Maps

## Council Wards

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

Combe Down Ward

2

Widcombe & Lyncombe Ward

3

Bathwick Ward

4

Moorlands Ward

5

Oldfield Park Ward

6

Odd Down Ward

7

Kingsmead Ward

8

Westmoreland Ward

9

Walcot Ward

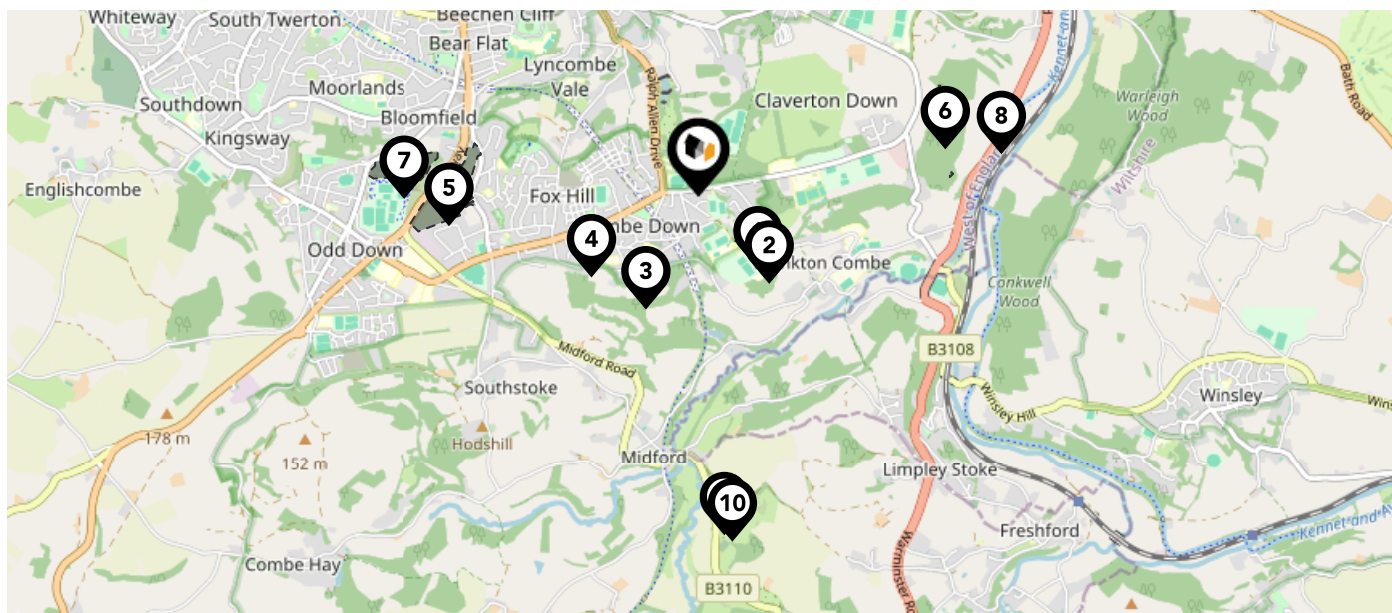
10

Southdown Ward

# Maps

## Landfill Sites

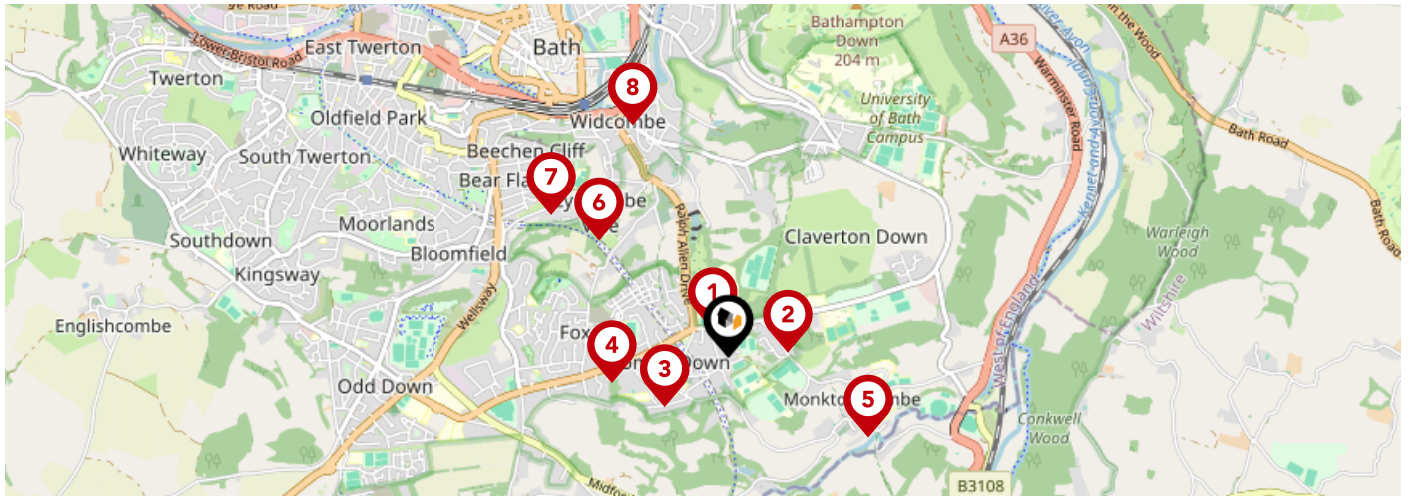
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



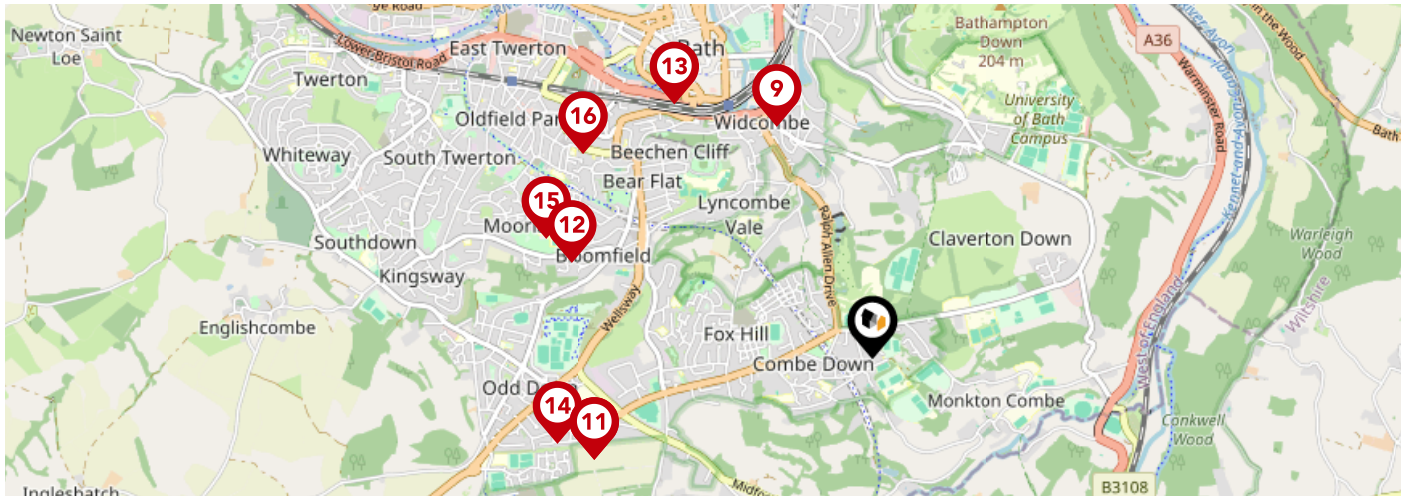
### Nearby Landfill Sites









<b>1</b>	Land adjoining Shaft Road-Shaft Road, Combe Down, Bath, Avon	Historic Landfill	
<b>2</b>	Old Quarry adjoining Shaft Road-Combe Down, Bath, Avon	Historic Landfill	
<b>3</b>	Old Quarry-Land Adjacent to 1 Beechwood Road, Coombe Road, Combe Down, Bath, Avon	Historic Landfill	
<b>4</b>	The Old Quarry, Rear of Combe Road-Combe Down, Bath	Historic Landfill	
<b>5</b>	Lower Barrack Farm-Wellsway, Bath, Avon	Historic Landfill	
<b>6</b>	Claverton Wood-3 plots, Claverton Wood, Claverton	Historic Landfill	
<b>7</b>	Bloomfield Road Tip-Bath, Avon	Historic Landfill	
<b>8</b>	Bassett Farm-Claverton, Bath	Historic Landfill	
<b>9</b>	Old Quarry-Hill Farm, Midford Hill, Midford	Historic Landfill	
<b>10</b>	Hill Farm Landfill Site-Midford Hill, Midford	Historic Landfill	





		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Prior Park College</b> Ofsted Rating: Not Rated   Pupils: 600   Distance:0.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Ralph Allen School</b> Ofsted Rating: Good   Pupils: 1380   Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Combe Down CofE Primary School</b> Ofsted Rating: Good   Pupils: 406   Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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:0.56	<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:0.74	<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:1.06	<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:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

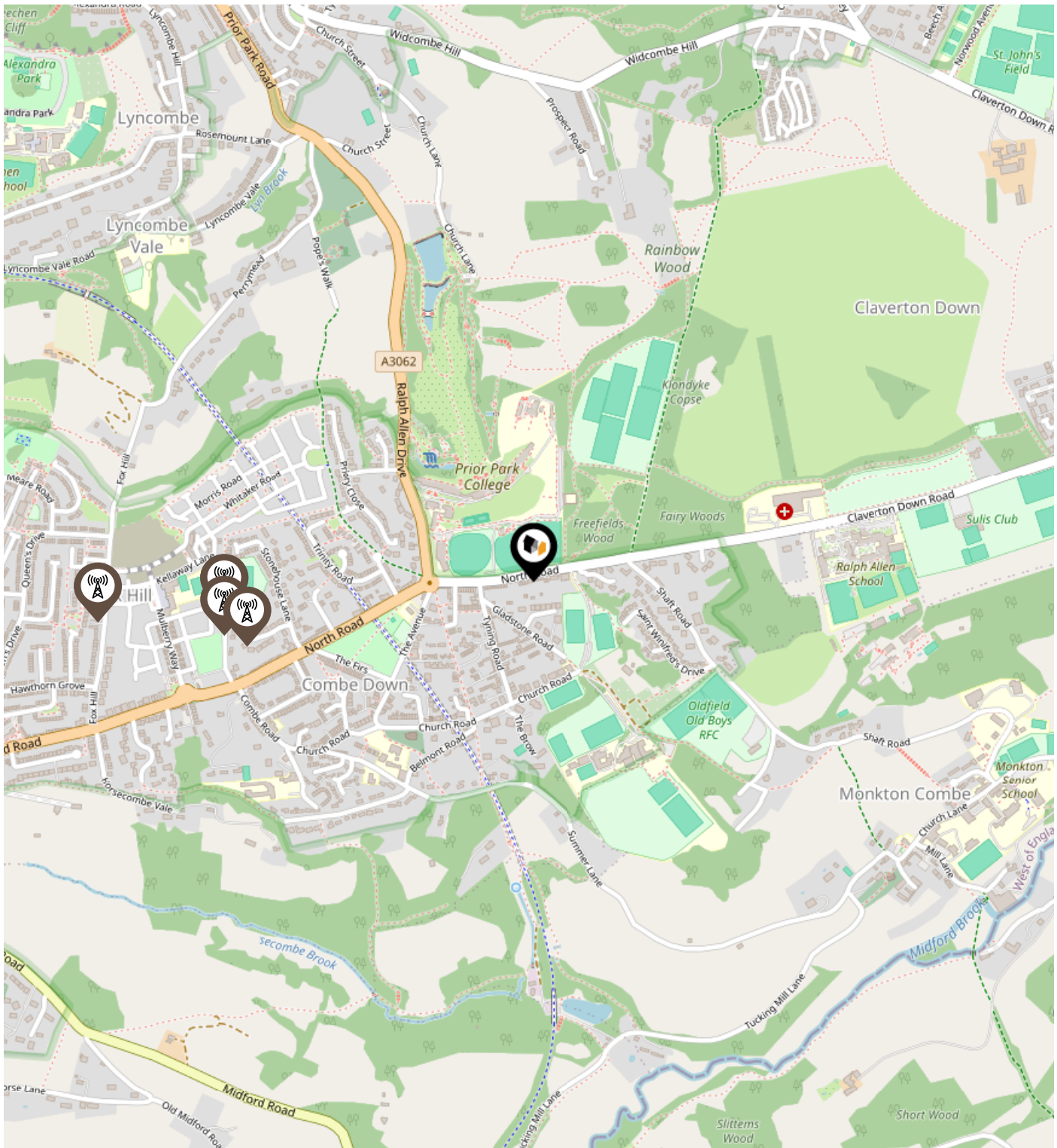


		Nursery	Primary	Secondary	College	Private
	<b>Widcombe Infant School</b> Ofsted Rating: Good   Pupils: 177   Distance: 1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Three Ways School</b> Ofsted Rating: Good   Pupils: 236   Distance: 1.37	<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: 1.37	<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: 1.47	<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: 1.5	<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: 1.51	<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: 1.62	<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: 1.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





# Local Area

## Masts & Pylons

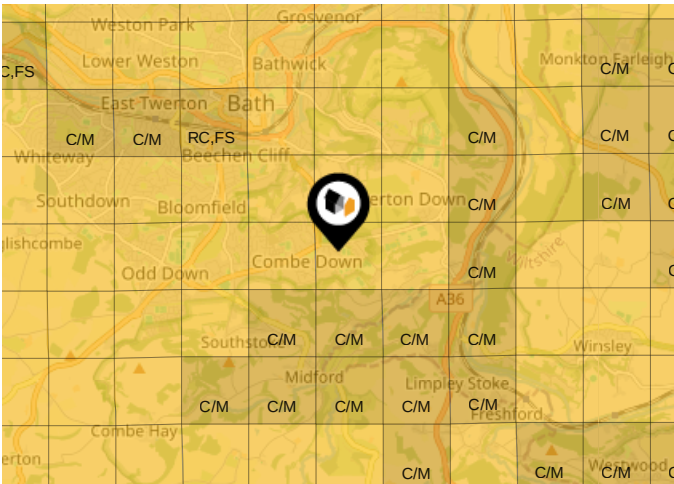


### Key:

-  Power Pylons
-  Communication Masts

Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	HIGH	<b>Soil Texture:</b>	CLAYEY LOAM TO SILTY
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS		LOAM
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW



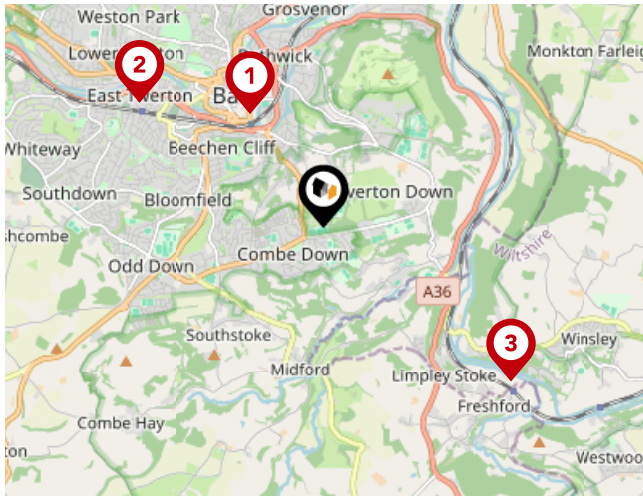
## Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess



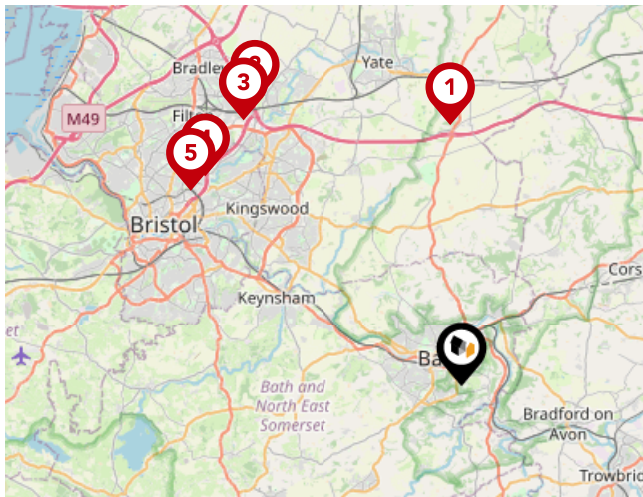
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
	Bath Spa Rail Station	1.25 miles
	Oldfield Park Rail Station	2.05 miles
	Freshford Rail Station	2.25 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M4 J18	9.64 miles
	M4 J19	12.94 miles
	M32 J1	12.69 miles
	M32 J2	12.24 miles
	M32 J3	12.35 miles

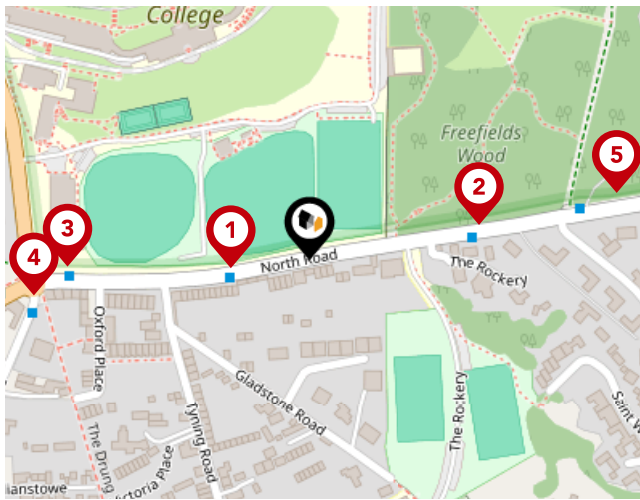


### Airports/Helipads

Pin	Name	Distance
	Bristol Airport	16.05 miles
	Felton	16.05 miles
	Staverton	37.6 miles
	Cardiff Airport	43.14 miles

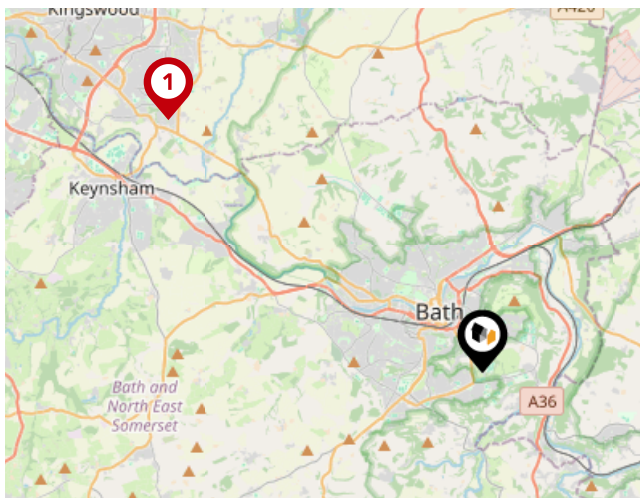
# Area

## Transport (Local)



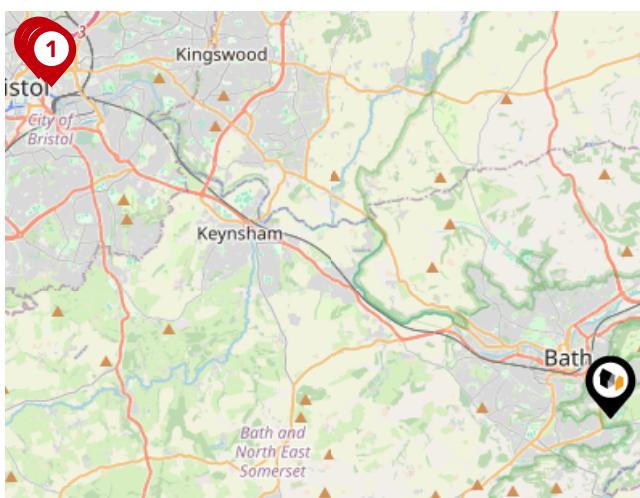
### Bus Stops/Stations

Pin	Name	Distance
1	Tynning Road	0.05 miles
2	Shaft Road	0.1 miles
3	Tynning Road	0.14 miles
4	Hadley Arms	0.16 miles
5	Shaft Road	0.18 miles



### Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	7.47 miles



### Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	12.05 miles
2	Temple Bridge (Bristol) Ferry Landing	12.18 miles
3	St Philip's Bridge	12.31 miles



### 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

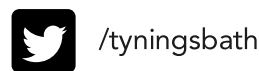


Everything about Nikki and Ben at TYNINGS is outstanding. Their experience, market knowledge, professionalism and attention to detail is second to none. And above all their other qualities, they are an absolute pleasure to deal with.

### 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/

# TYNINGS Estate Agents

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