

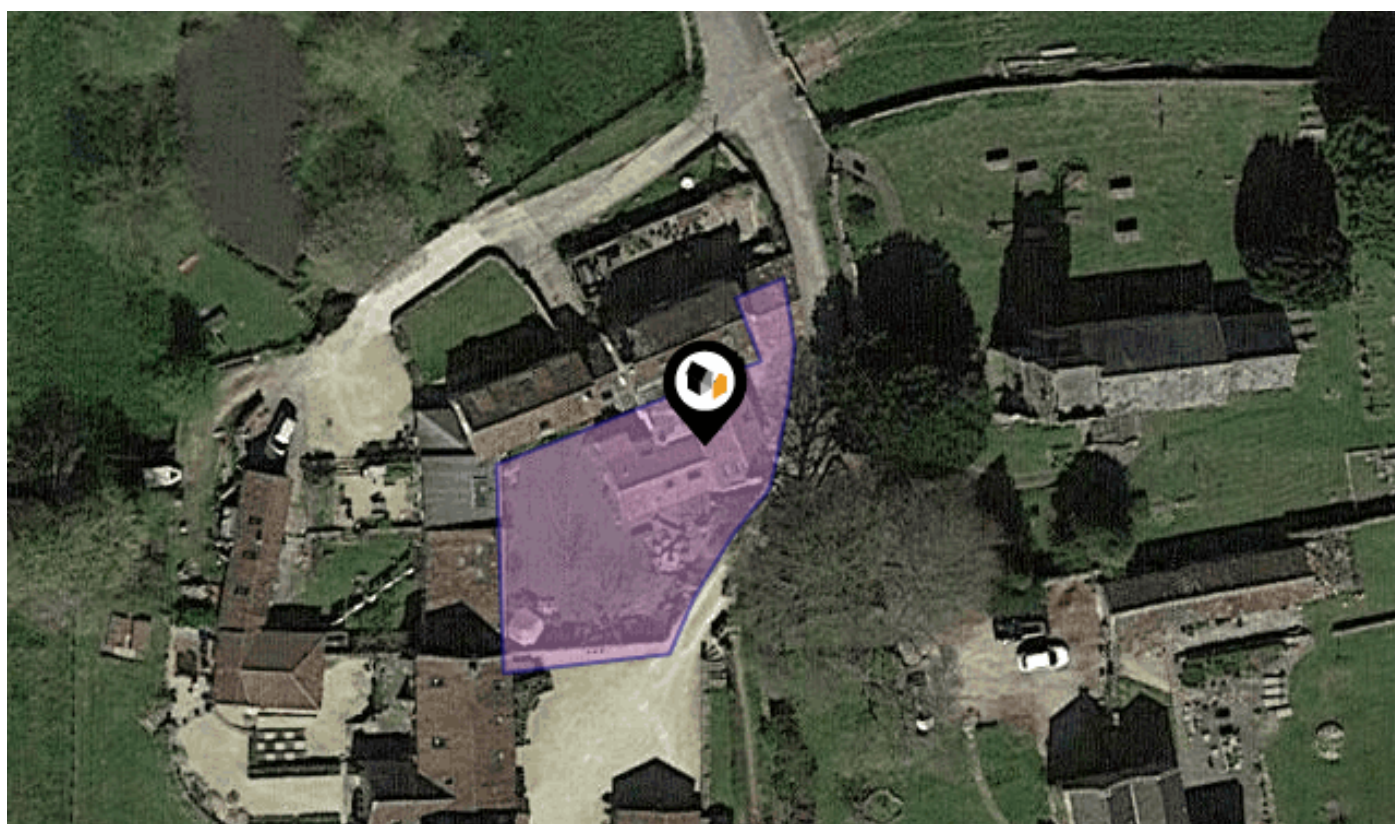


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 12th March 2025



DUNKERTON, BATH, BA2

TYNINGS Estate Agents

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

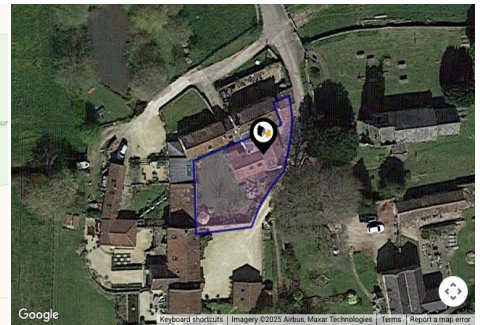
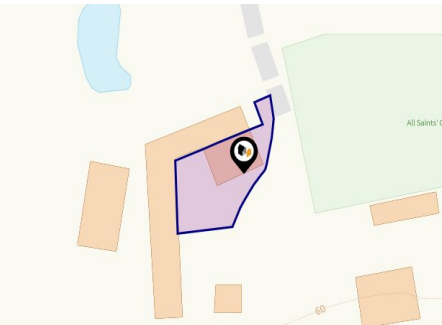
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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,700 ft ² / 158 m ²		
Plot Area:	0.11 acres		
Year Built :	Before 1900		
Council Tax :	Band F		
Annual Estimate:	£3,113		
Title Number:	ST223677		

Local Area

Local Authority:	Bath and north east somerset
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	1000 mb/s
	

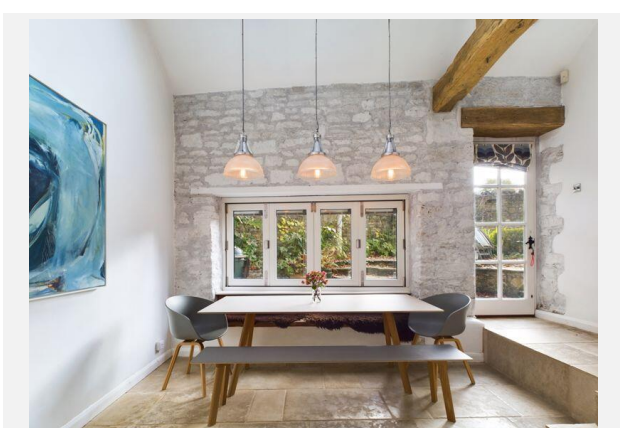
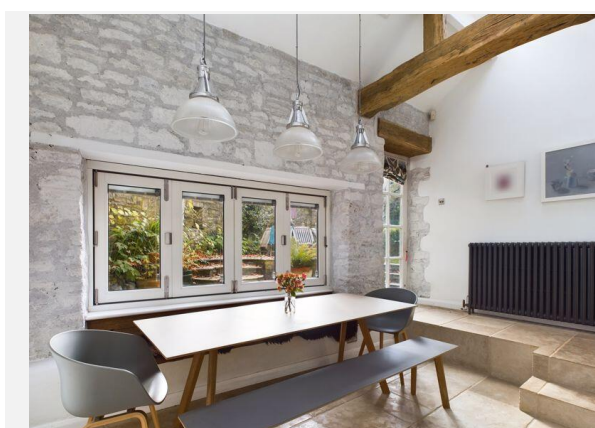
Mobile Coverage: (based on calls indoors)

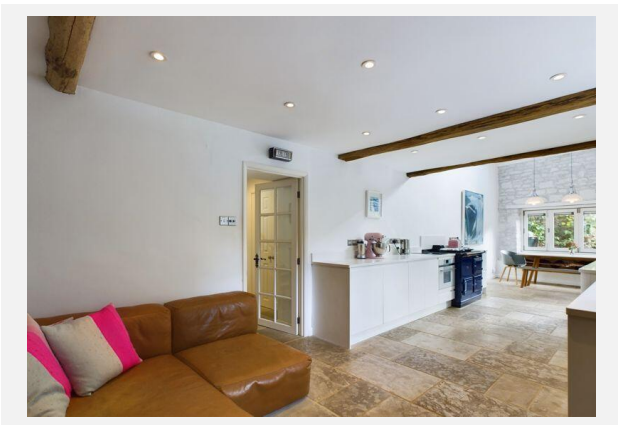


Satellite/Fibre TV Availability:









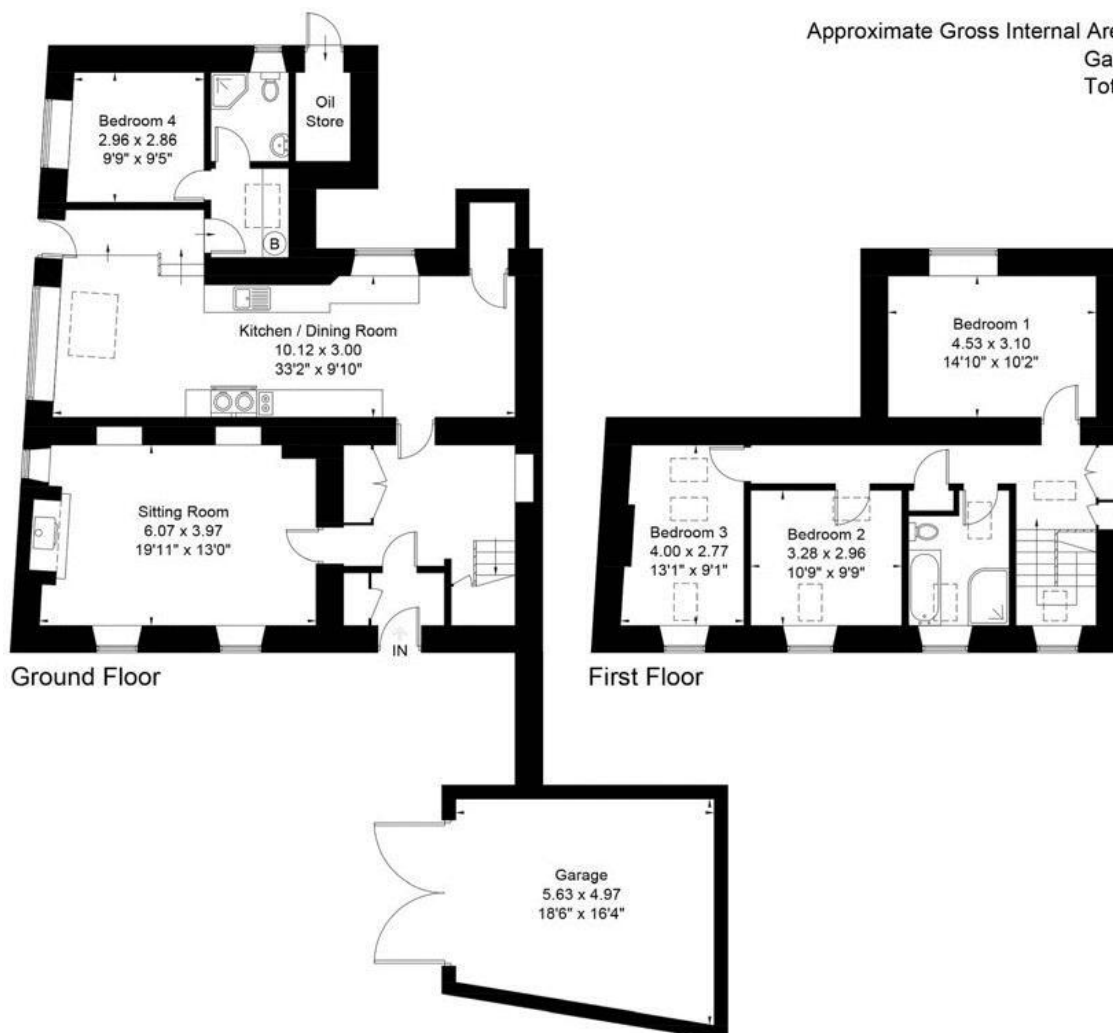


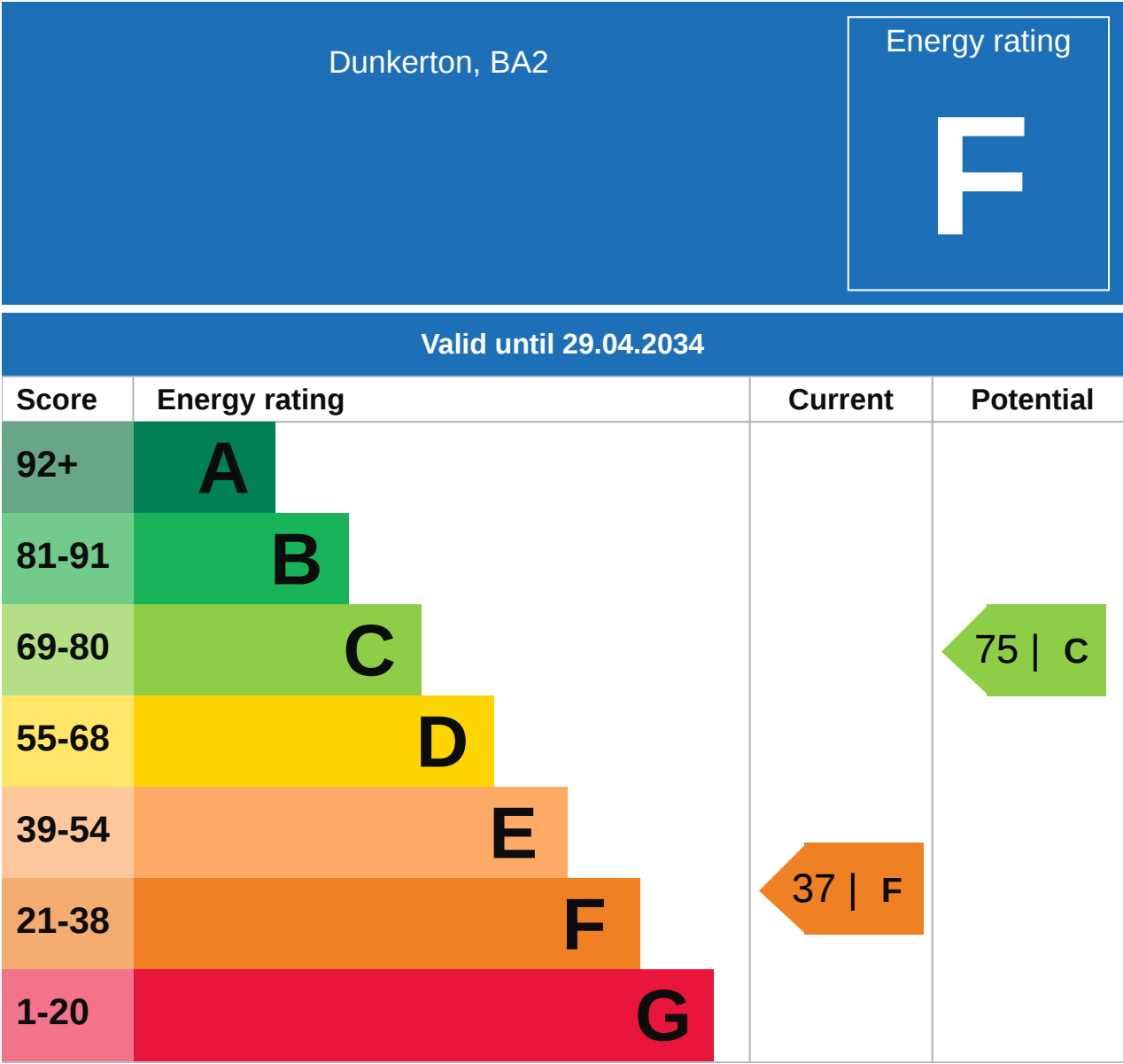




DUNKERTON, BATH, BA2

Approximate Gross Internal Area = 162.3 sq m / 1747 sq ft
Garage = 25.3 sq m / 272 sq ft
Total = 187.6 sq m / 2019 sq ft





Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, insulated
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	158 m ²

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

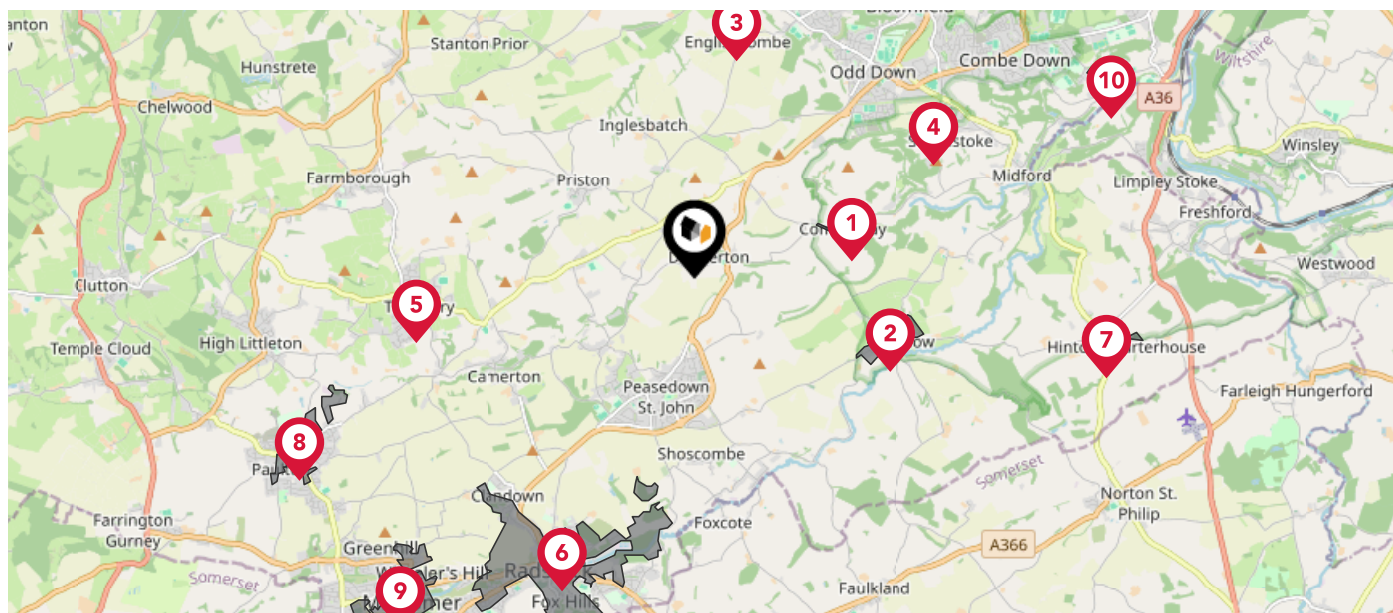
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

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

Combe Hay

2

Wellow

3

Englishcombe

4

Southstoke

5

Timsbury

6

Radstock

7

Hinton Charterhouse

8

Paulton

9

Midsomer Norton and Welton

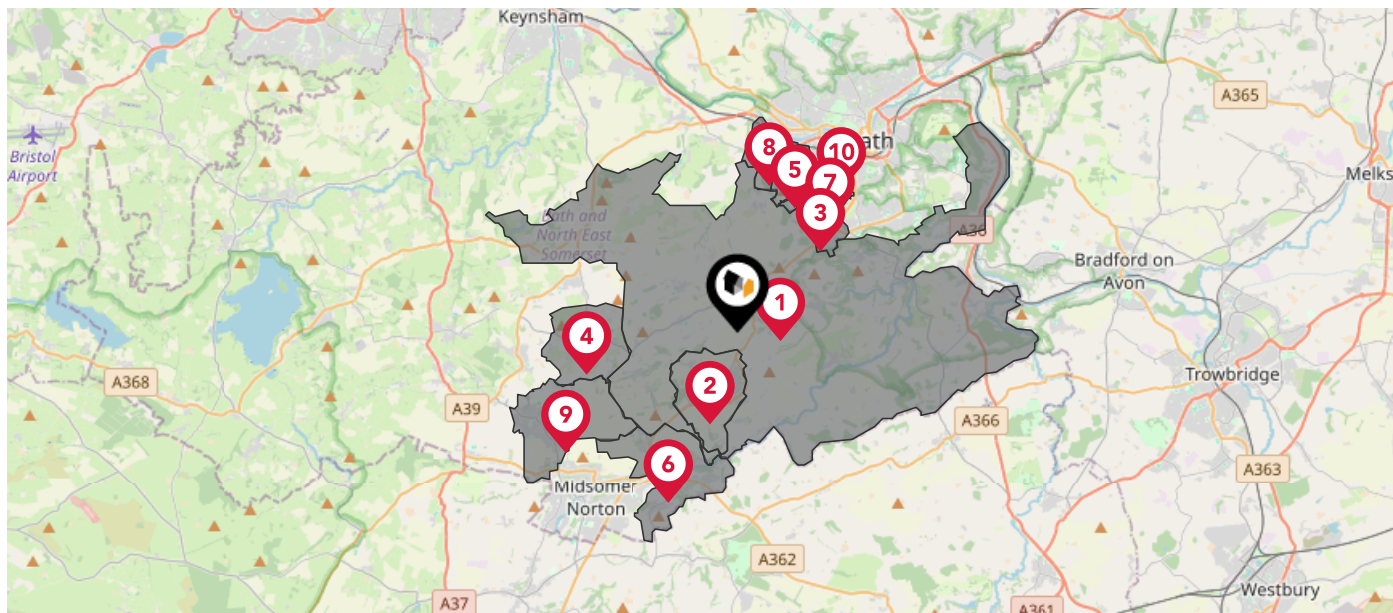
10

Monkton Combe

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

Bathavon South Ward

2

Peasedown Ward

3

Odd Down Ward

4

Timsbury Ward

5

Southdown Ward

6

Radstock Ward

7

Moorlands Ward

8

Twerton Ward

9

Paulton Ward

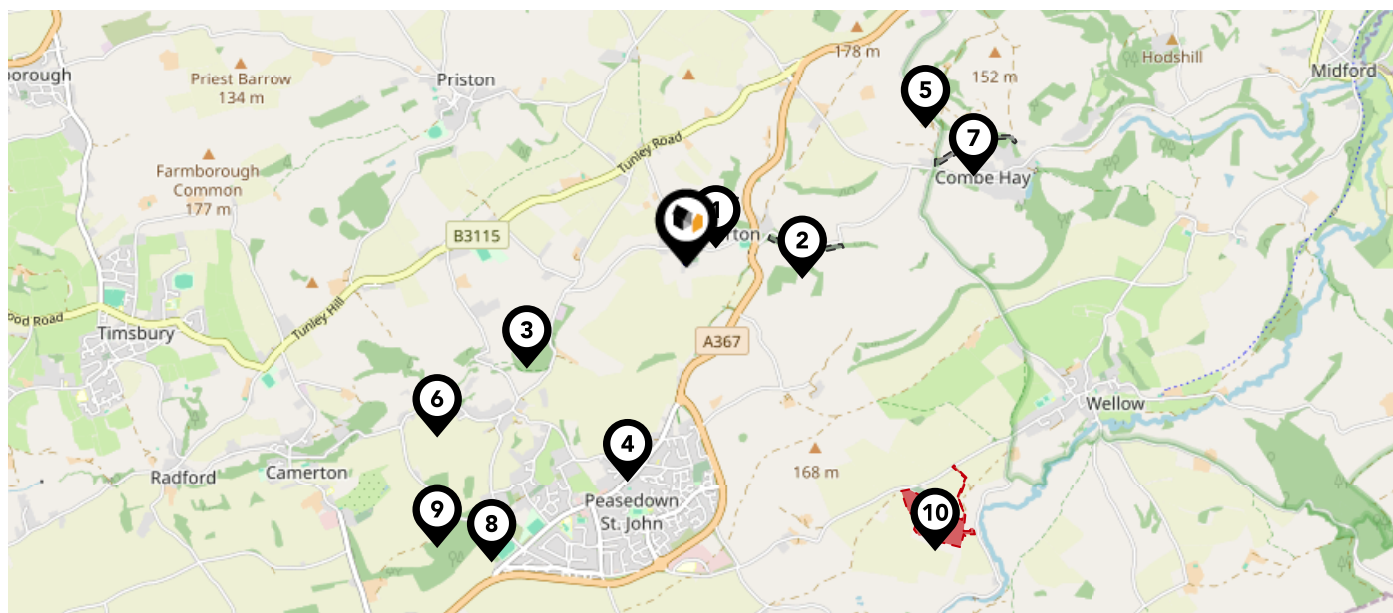
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Oldfield Park Ward

Maps

Landfill Sites

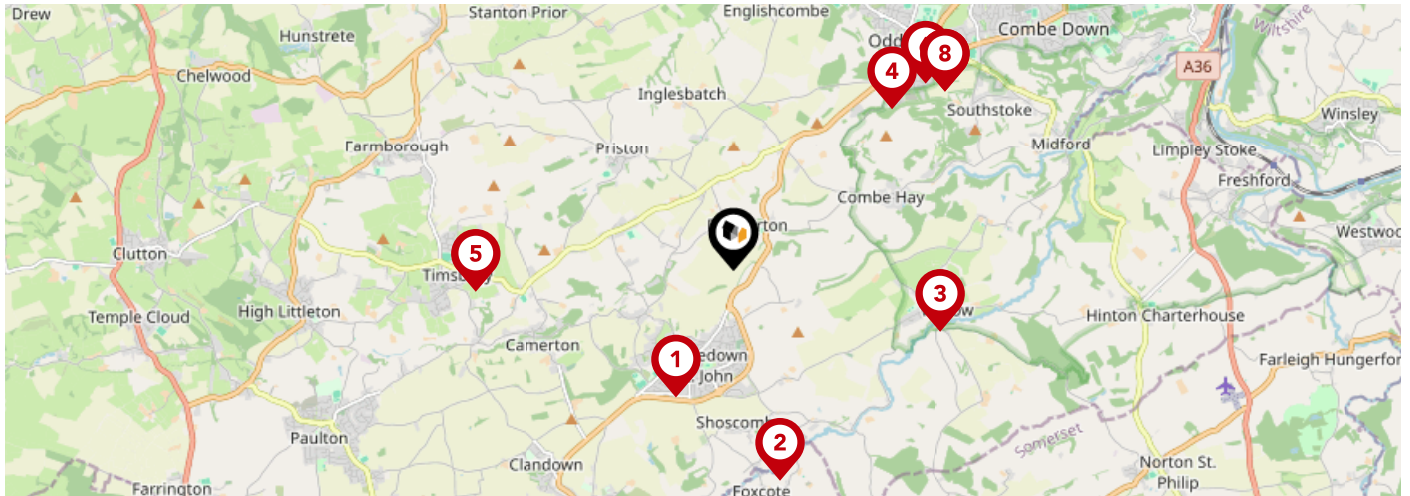
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

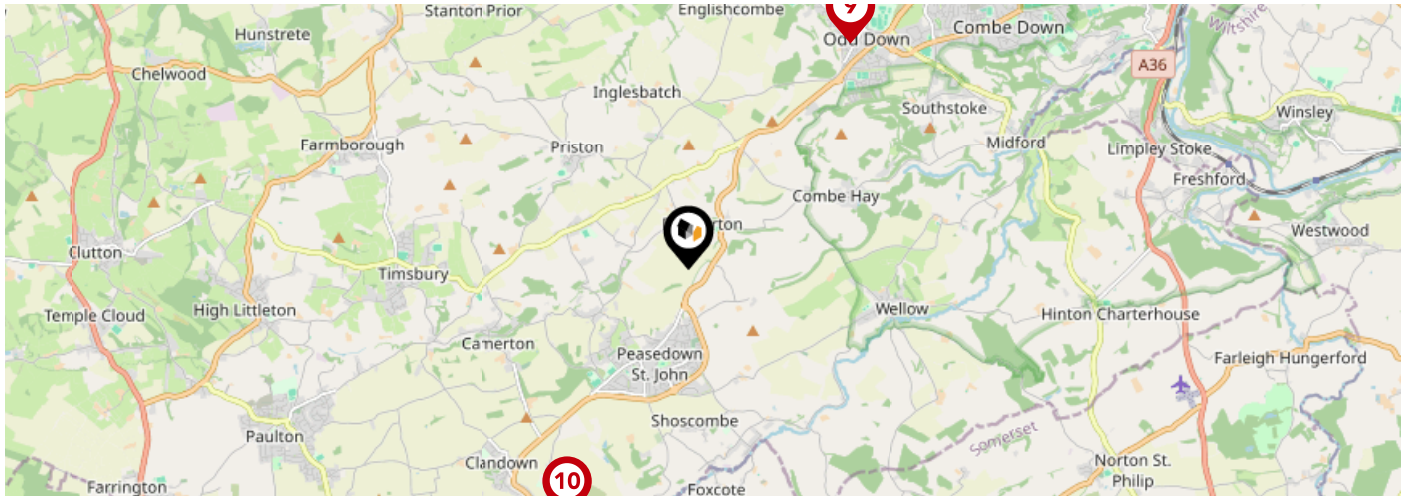
1	Disused Canal and Railway Cutting at Dunkerton-Dunkerton, Bath	Historic Landfill	
2	Combe Hay Lane-Dunkerton, Bath, Avon	Historic Landfill	
3	Dunkerton Railway Cutting-Withydit	Historic Landfill	
4	Old quarry adjoining Ashgrove Farm-Peasedown St John, Bath	Historic Landfill	
5	Old Quarry at Fosse Farm-Combe Hay, Southstoke, North East Somerset	Historic Landfill	
6	Land at Wick Lane-Carlingcott, Peasedown St. John, Bath	Historic Landfill	
7	Disused Railway Cutting (off Bath Road)-Woodland Farm, Combe Hay, Bath, Avon	Historic Landfill	
8	Peasdown St. John Cricket Club-Peasdown St. John, Bath	Historic Landfill	
9	Land Adjacent To Whitebrook Lane-Camerton	Historic Landfill	
10	EA/EPR/UP3490FQ/V002 - Willow Farm	Active Landfill	









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Peasedown St John Primary School Ofsted Rating: Good Pupils: 436 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Shoscombe Church School Ofsted Rating: Good Pupils: 120 Distance:1.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Julian's Church School Ofsted Rating: Good Pupils: 106 Distance:2.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Saint Gregory's Catholic College Ofsted Rating: Good Pupils: 1036 Distance:2.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Mary's CofE Primary School Ofsted Rating: Not Rated Pupils: 162 Distance:2.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Martin's Garden Primary School Ofsted Rating: Requires improvement Pupils: 203 Distance:2.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Aspire Academy Ofsted Rating: Good Pupils: 101 Distance:2.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Three Ways School Ofsted Rating: Good Pupils: 236 Distance:2.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

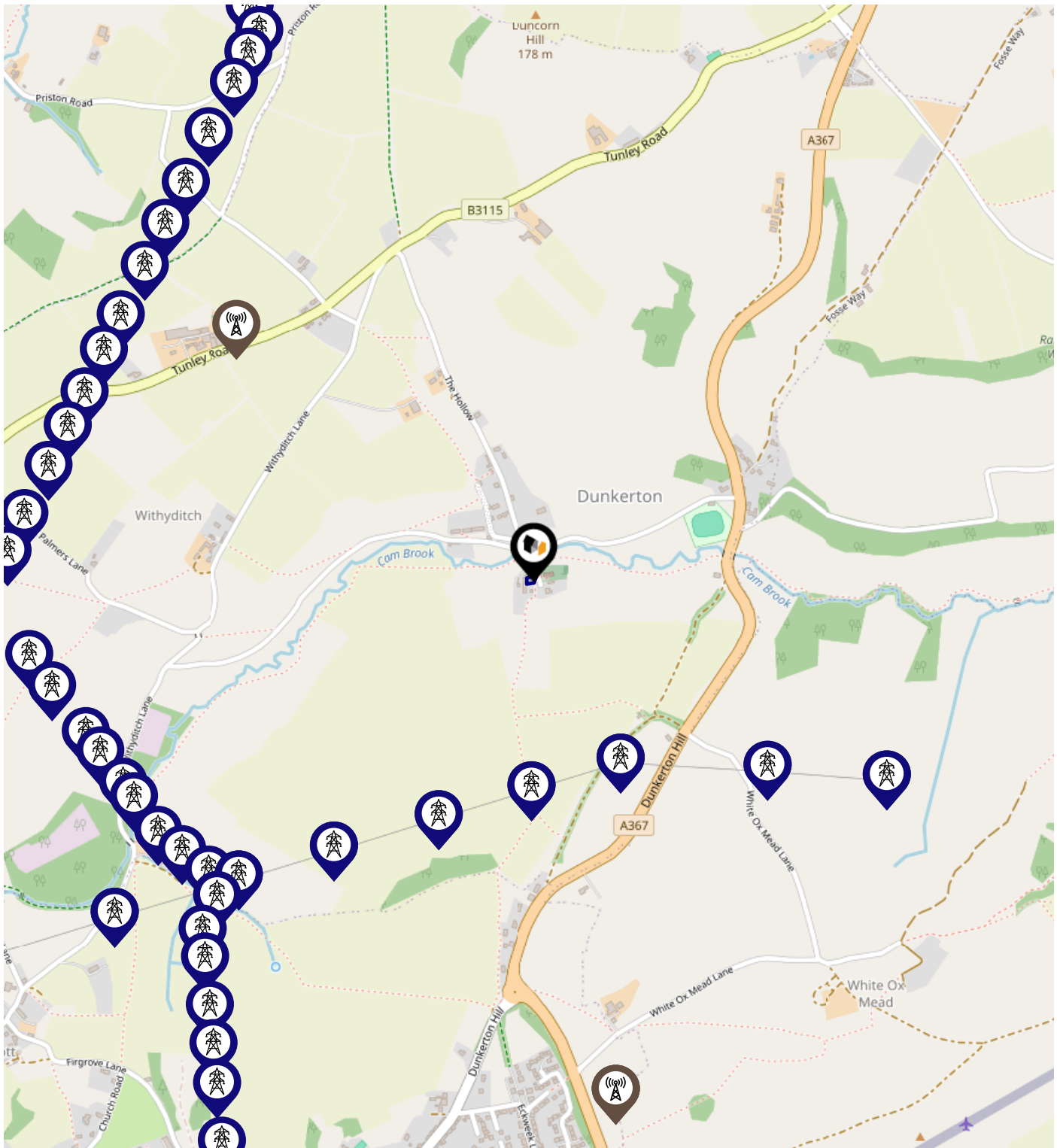
Area Schools





		Nursery	Primary	Secondary	College	Private
	St Philip's CofE Primary School Ofsted Rating: Good Pupils: 276 Distance: 2.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trinity Church School Ofsted Rating: Good Pupils: 191 Distance: 2.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Roundhill Primary School Ofsted Rating: Special Measures Pupils: 280 Distance: 2.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 155 Distance: 3.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Writhlington School Ofsted Rating: Good Pupils: 923 Distance: 3.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Somerset Studio School Ofsted Rating: Good Pupils: 126 Distance: 3.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moorlands Junior School Ofsted Rating: Good Pupils: 230 Distance: 3.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Nicholas Church School Ofsted Rating: Good Pupils: 189 Distance: 3.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

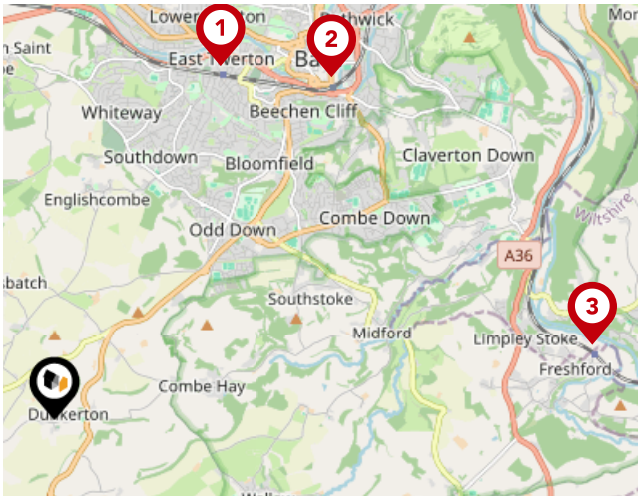
Carbon Content:	HIGH	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLIC -		LOAM
	ARENACEOUS	Soil Depth:	SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



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

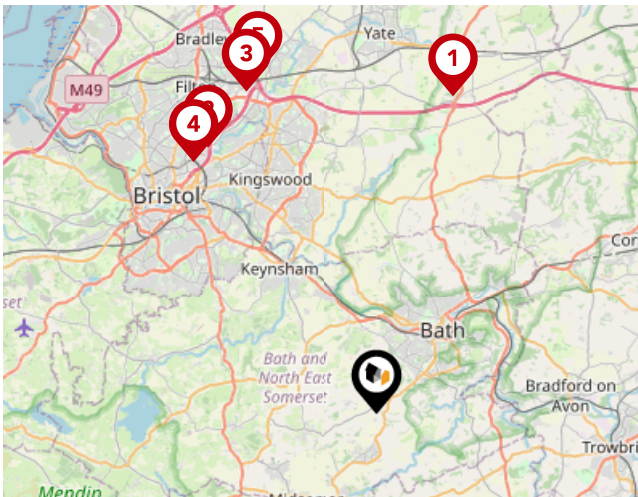
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
	Oldfield Park Rail Station	3.62 miles
	Bath Spa Rail Station	4.07 miles
	Freshford Rail Station	5.04 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M4 J18	12.09 miles
	M32 J2	11.68 miles
	M32 J1	12.87 miles
	M32 J3	11.54 miles
	M4 J19	13.31 miles

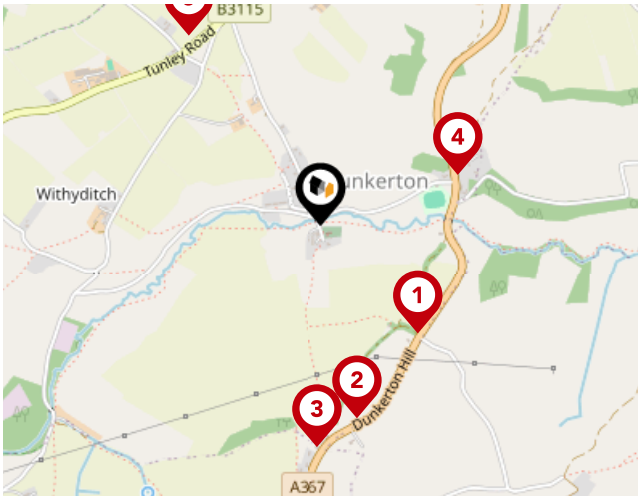


Airports/Helipads

Pin	Name	Distance
	Bristol Airport	13.27 miles
	Felton	13.27 miles
	Staverton	40.4 miles
	Cardiff Airport	40.1 miles

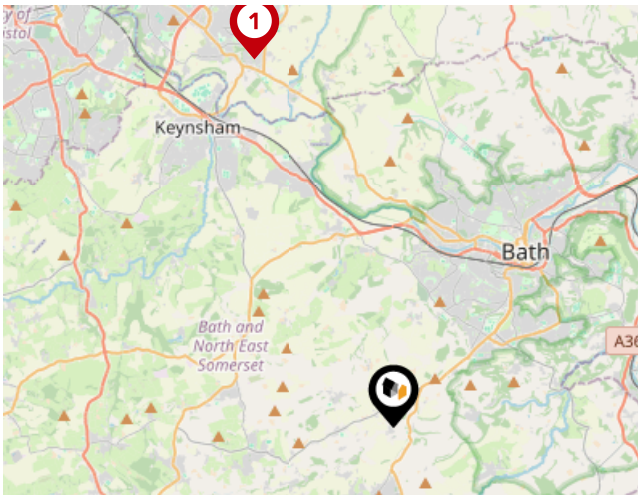
Area

Transport (Local)



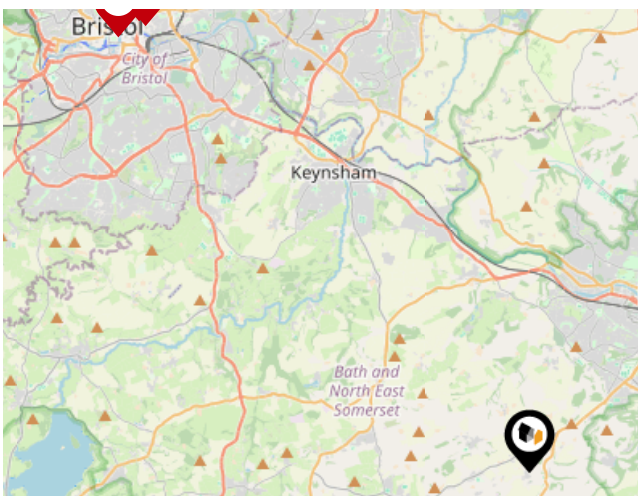
Bus Stops/Stations

Pin	Name	Distance
1	White Ox Mead Lane	0.34 miles
2	Prince of Wales	0.45 miles
3	Prince of Wales	0.51 miles
4	Dunkerton Village	0.34 miles
5	Longhouses	0.53 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	7.28 miles



Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	10.91 miles
2	Temple Bridge (Bristol) Ferry Landing	11.04 miles
3	Bathurst Basin Ferry Landing	11.08 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

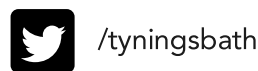


Everything about Nikki and Ben at TYNINGS is outstanding. Their experience, market knowledge, professionalism and attention to detail is second to none. And above all their other qualities, they are an absolute pleasure to deal with.

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.



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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.

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TYNINGS Estate Agents

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