

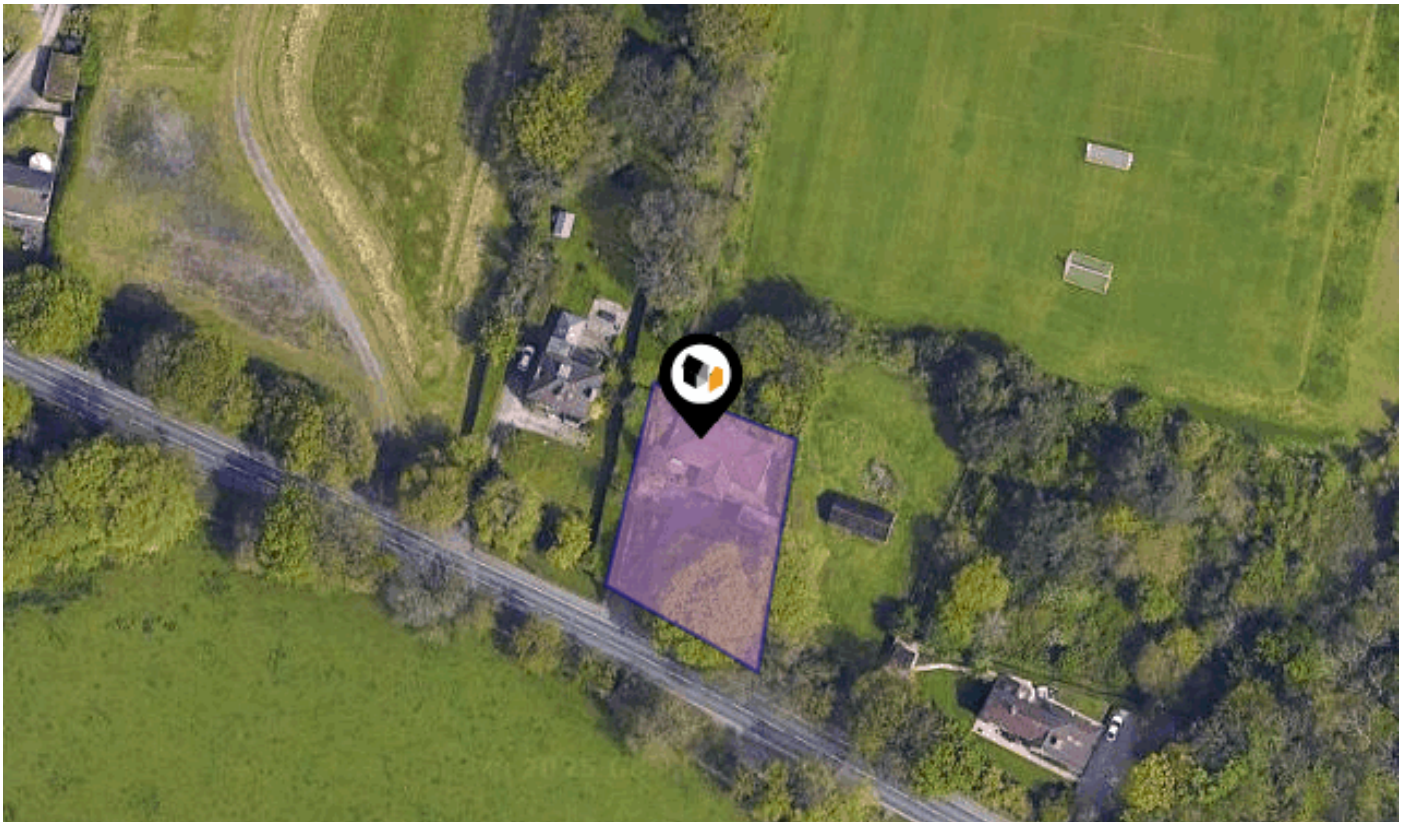


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 12th May 2025



**CLAVERTON DOWN ROAD, CLAVERTON DOWN, BATH,
BA2**

TYNINGS Estate Agents

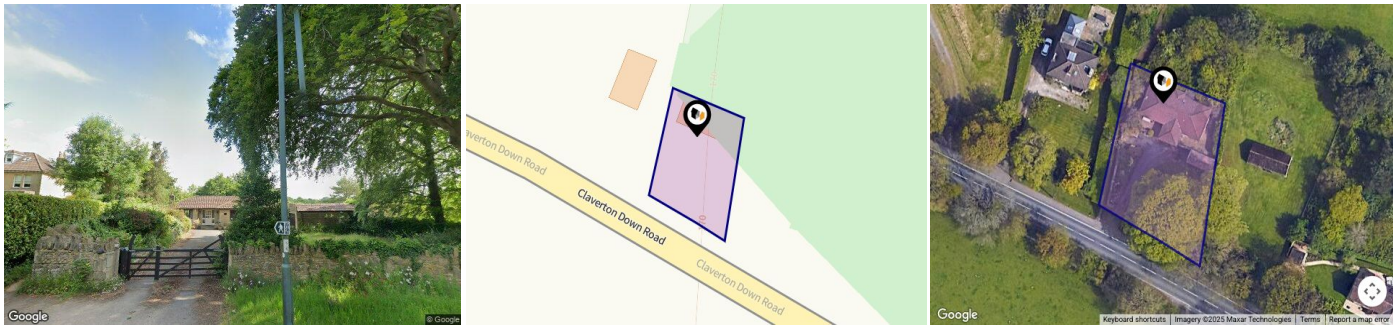
Isabella House, The Avenue, Combe Down, Bath, BA2 5EH

01225 833899

ben@tyningsbath.com

www.tyningsbath.com





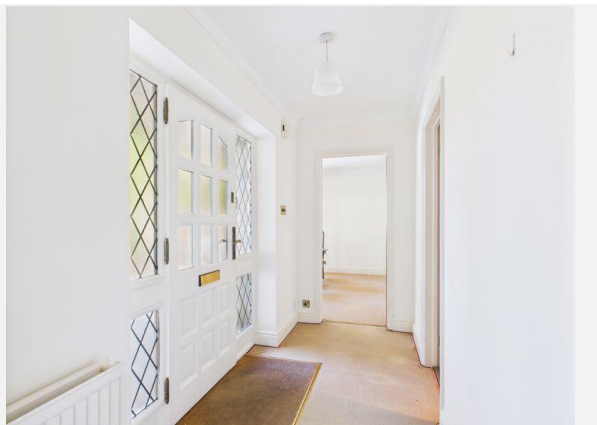
Property

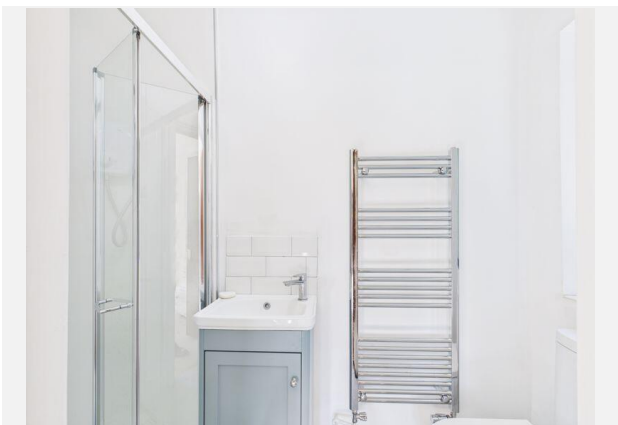
Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,216 ft ² / 113 m ²		
Plot Area:	0.25 acres		
Council Tax :	Band G		
Annual Estimate:	£3,776		
Title Number:	AV203570		

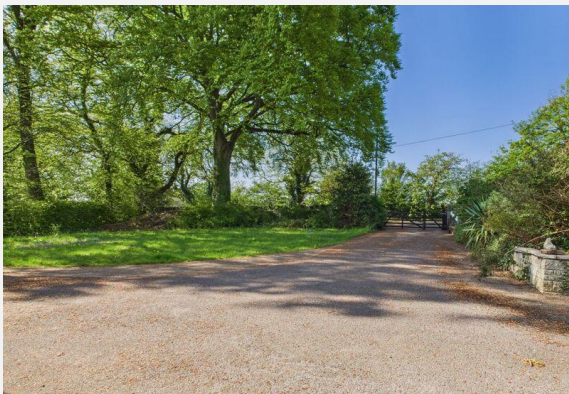
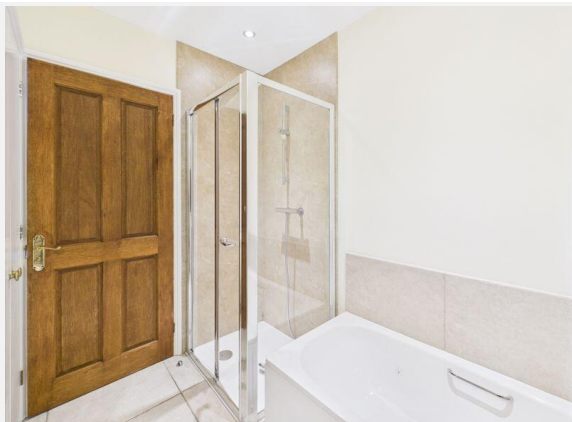
Local Area

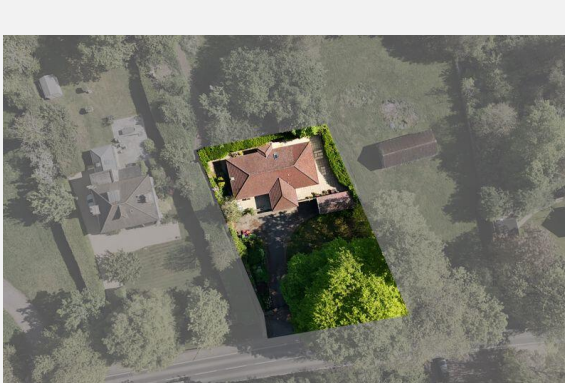
Local Authority:	Bath and north east somerset	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	1 mb/s	37 mb/s	- mb/s
● Surface Water	Very low			

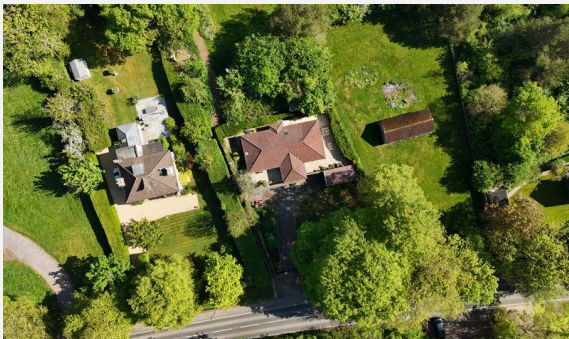
Mobile Coverage: (based on calls indoors)				Satellite/Fibre TV Availability:		



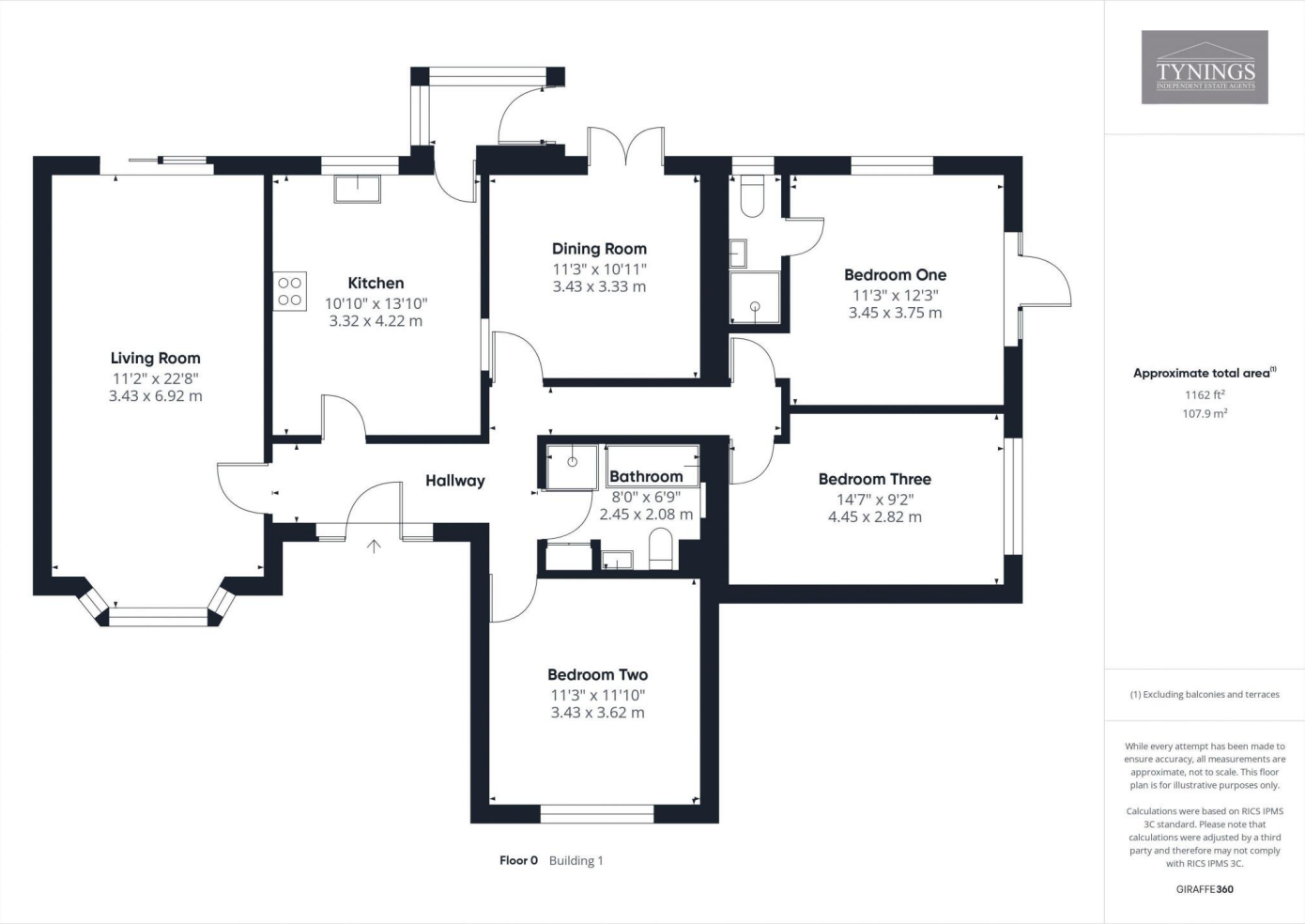




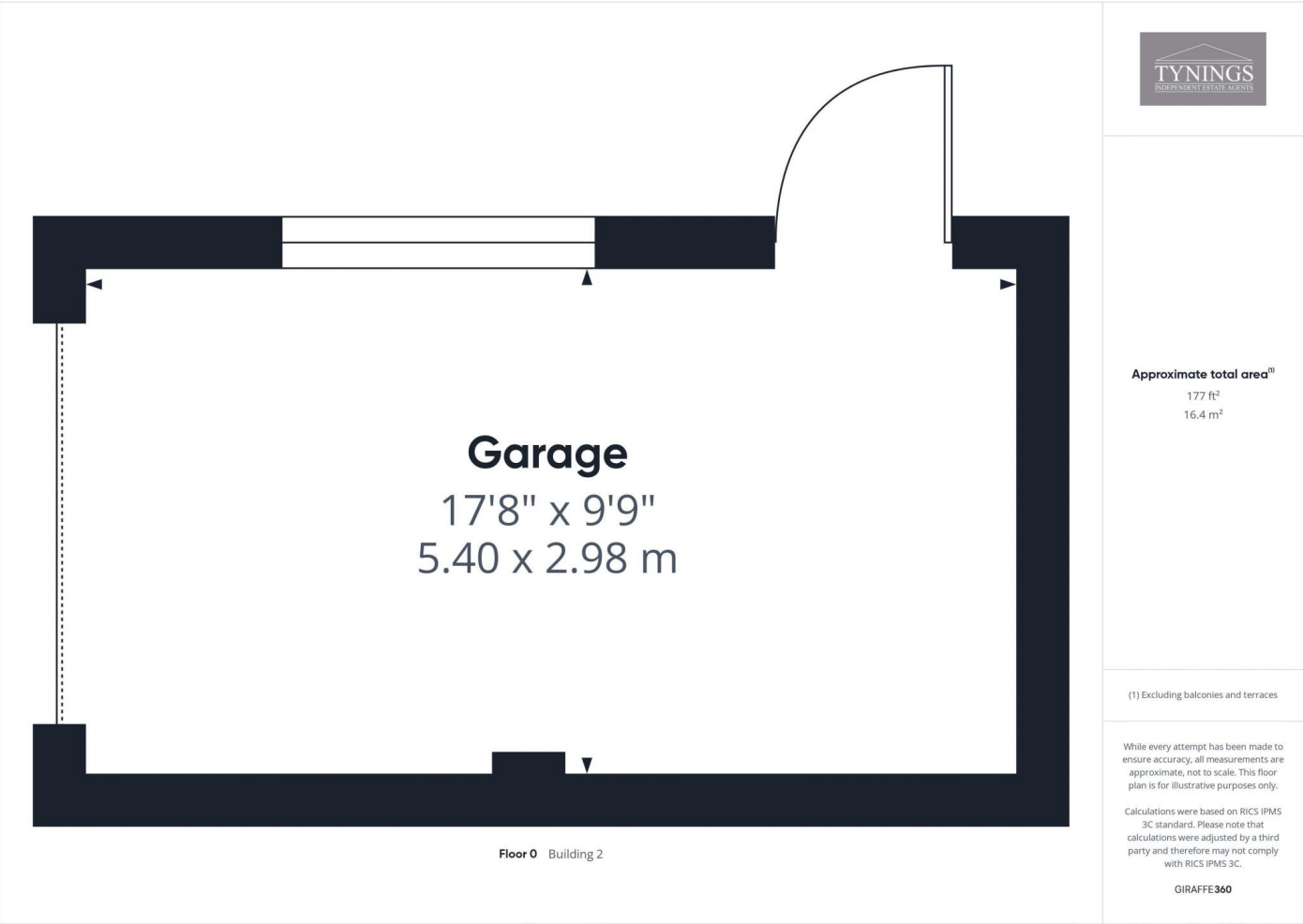


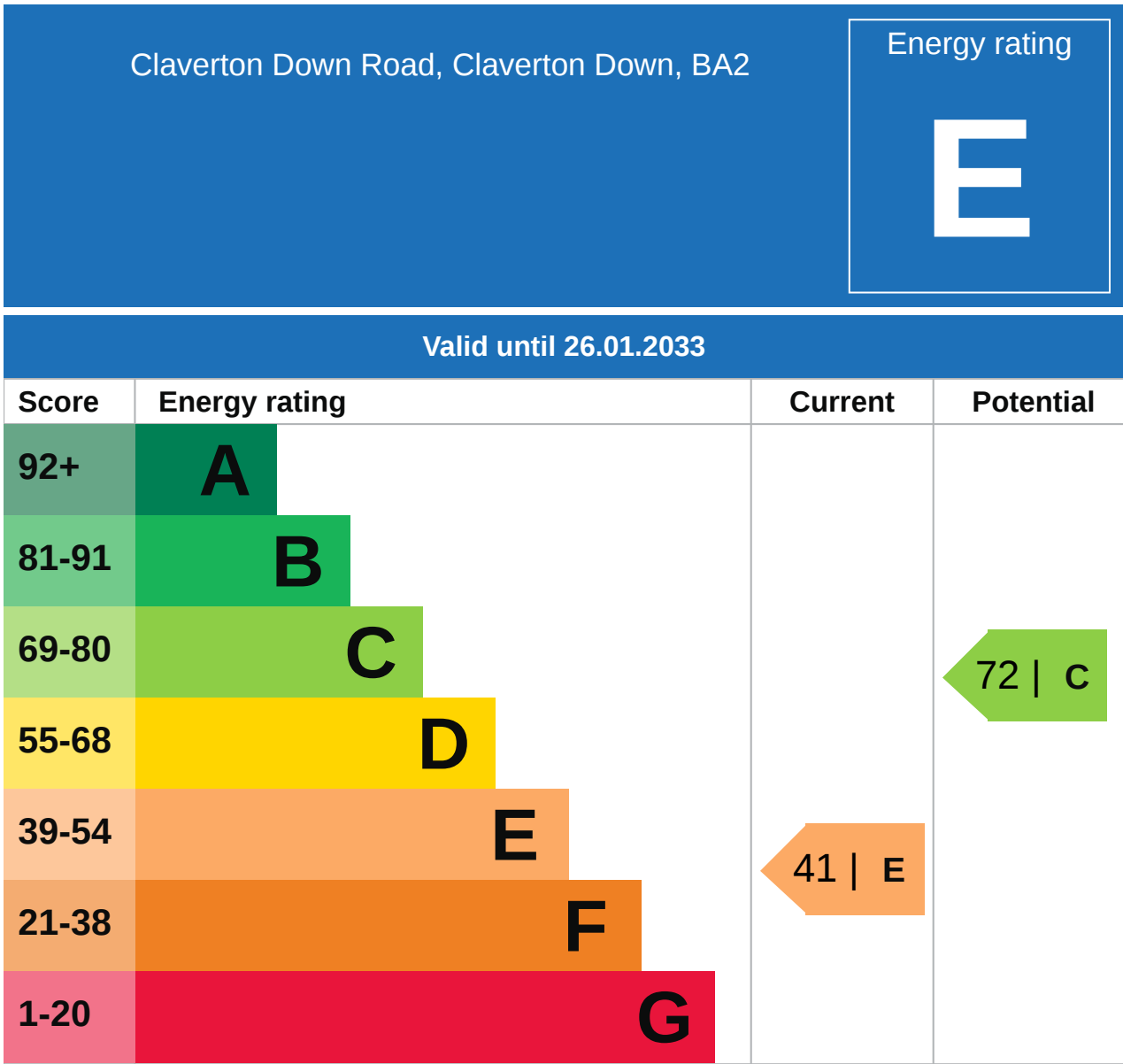


**CLAVERTON DOWN ROAD, CLAVERTON DOWN, BATH,
BA2**



**CLAVERTON DOWN ROAD, CLAVERTON DOWN, BATH,
BA2**





Additional EPC Data

Property Type:	Bungalow
Build Form:	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, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
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:	Poor
Lighting:	Low energy lighting in 69% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	113 m ²

Market Sold in Street



Celtic Fields Cottage, Claverton Down Road, Bath, BA2 7AP

Last Sold Date:	04/01/2024	22/12/1997
Last Sold Price:	£510,000	£145,000

Hollies, Claverton Down Road, Bath, BA2 7AP

Last Sold Date:	07/09/2005	17/10/2001	12/06/1996
Last Sold Price:	£450,000	£367,500	£170,000

Newlands, Claverton Down Road, Bath, BA2 7AP

Last Sold Date:	25/02/2004	17/10/2001	19/11/1999	12/02/1999
Last Sold Price:	£495,000	£410,000	£186,000	£148,000

Holly Lodge, Claverton Down Road, Bath, BA2 7AP

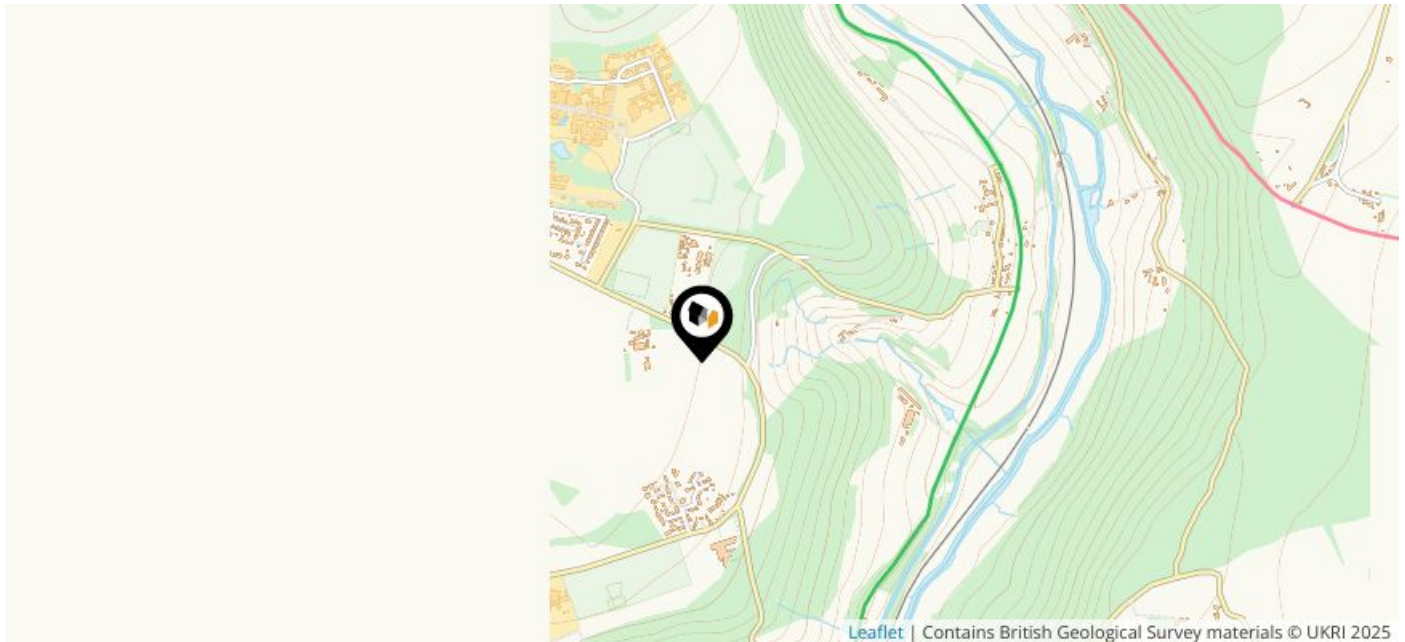
Last Sold Date:	22/05/2001
Last Sold Price:	£425,000

Tullagha, Claverton Down Road, Bath, BA2 7AP

Last Sold Date:	30/09/1998	08/06/1995
Last Sold Price:	£145,000	£119,000

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

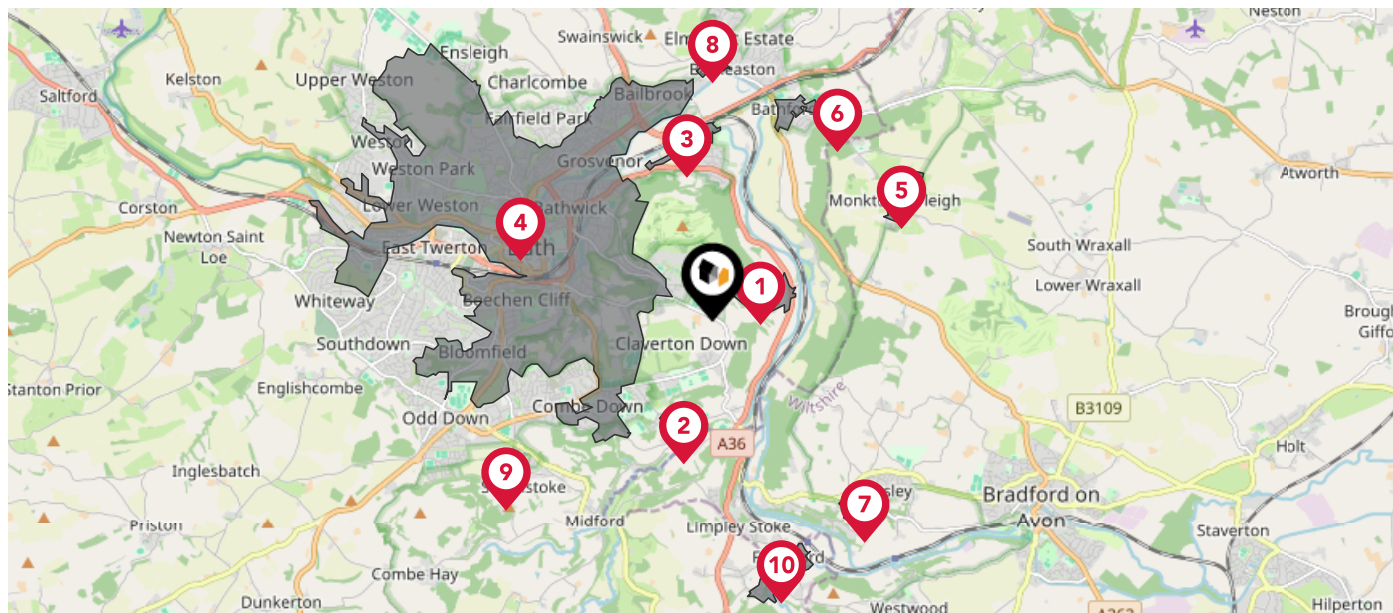
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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



Claverton



Monkton Combe



Bathampton



Bath



Monkton Farleigh



Bathford



Winsley



Batheaston



Southstoke

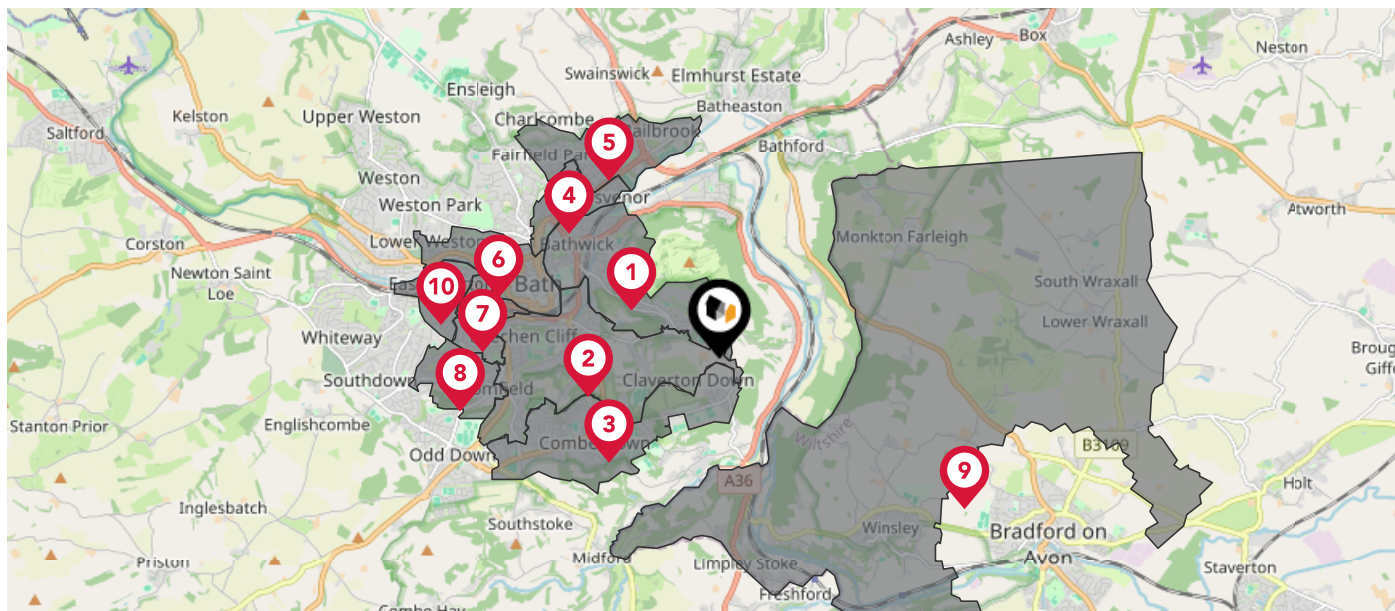


Freshford

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

Bathwick Ward

2

Widcombe & Lyncombe Ward

3

Combe Down Ward

4

Walcot Ward

5

Lambridge Ward

6

Kingsmead Ward

7

Oldfield Park Ward

8

Moorlands Ward

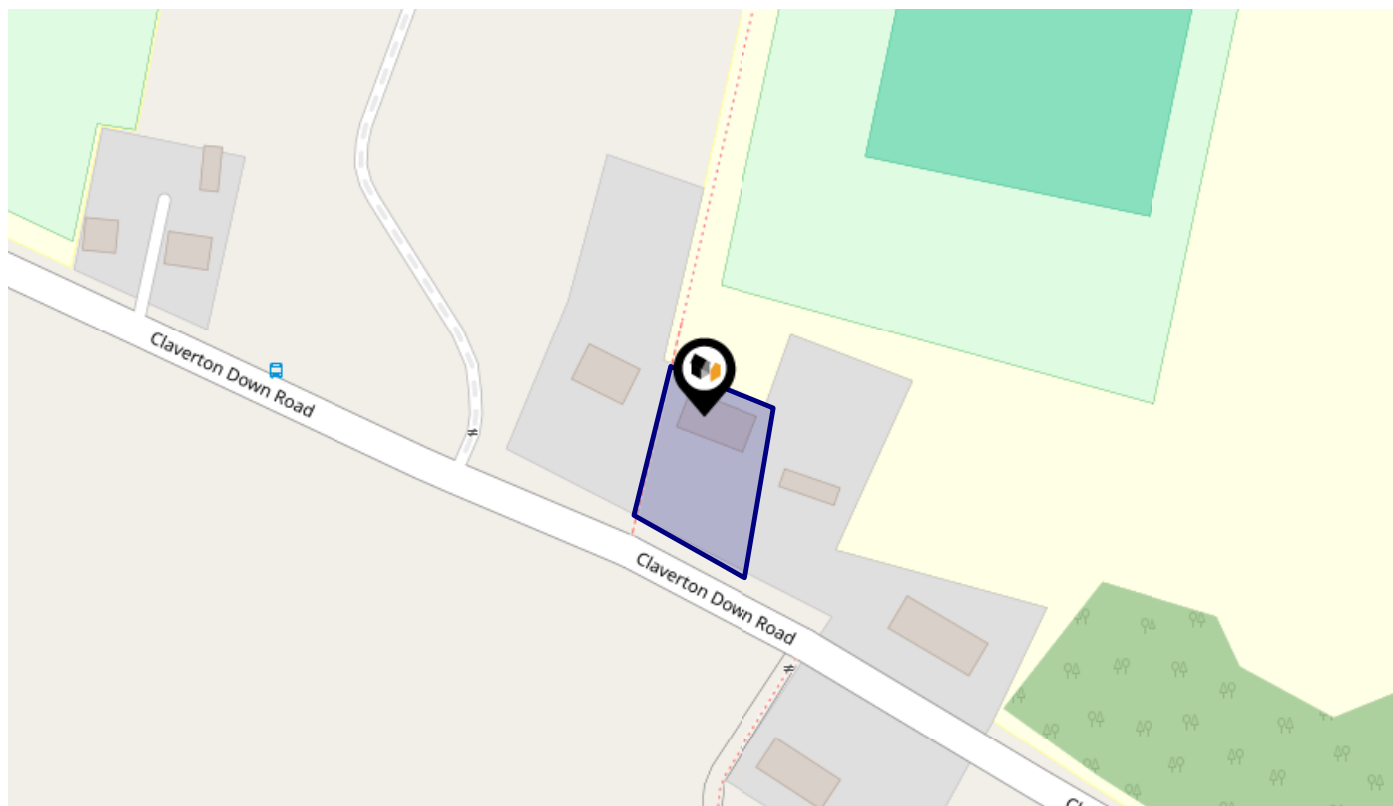
9

Winsley & Westwood ED

10

Westmoreland Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...








Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

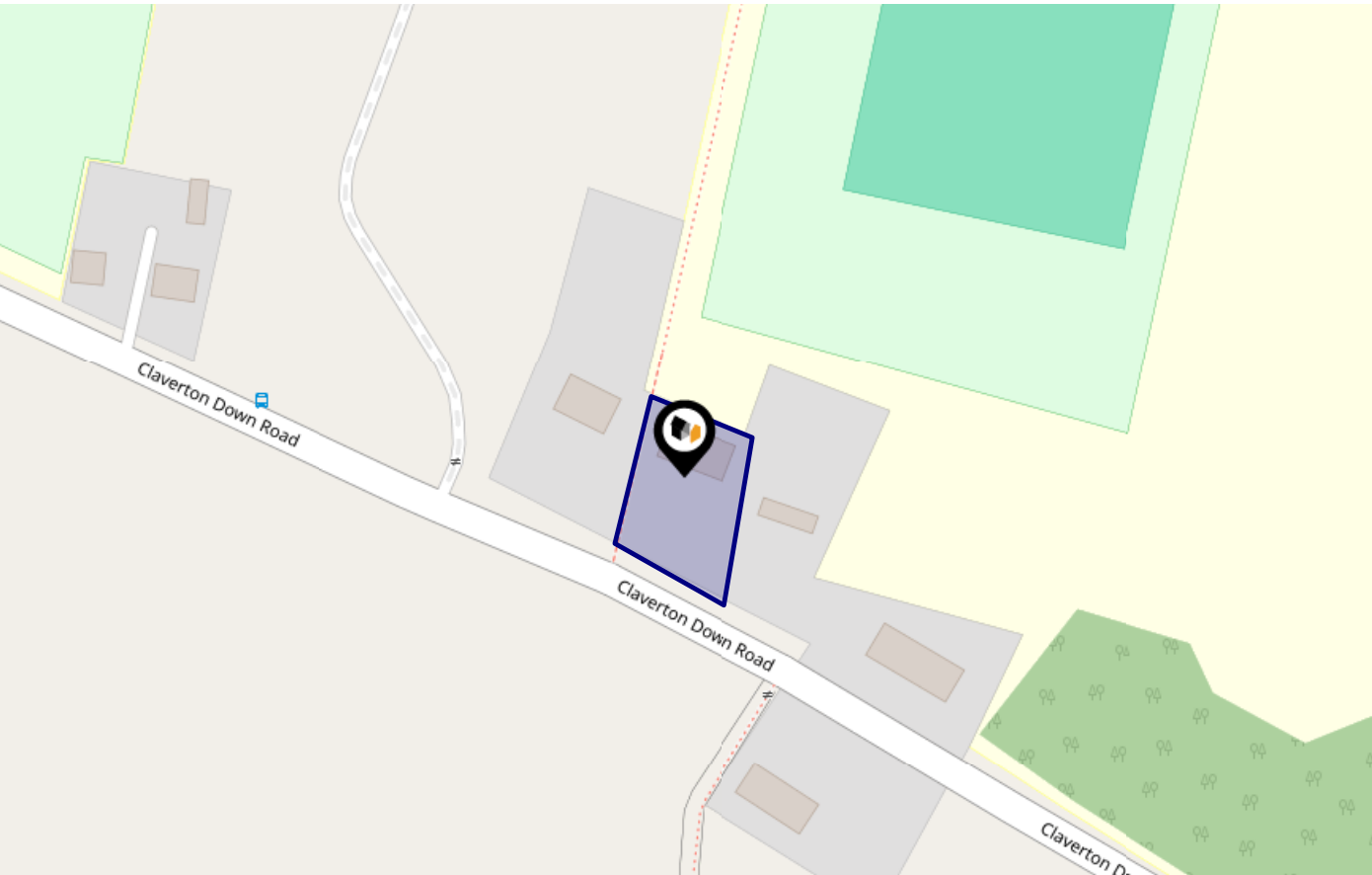
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

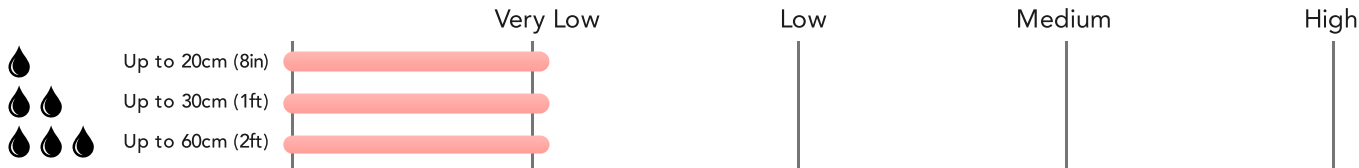


Risk Rating: Very low

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.

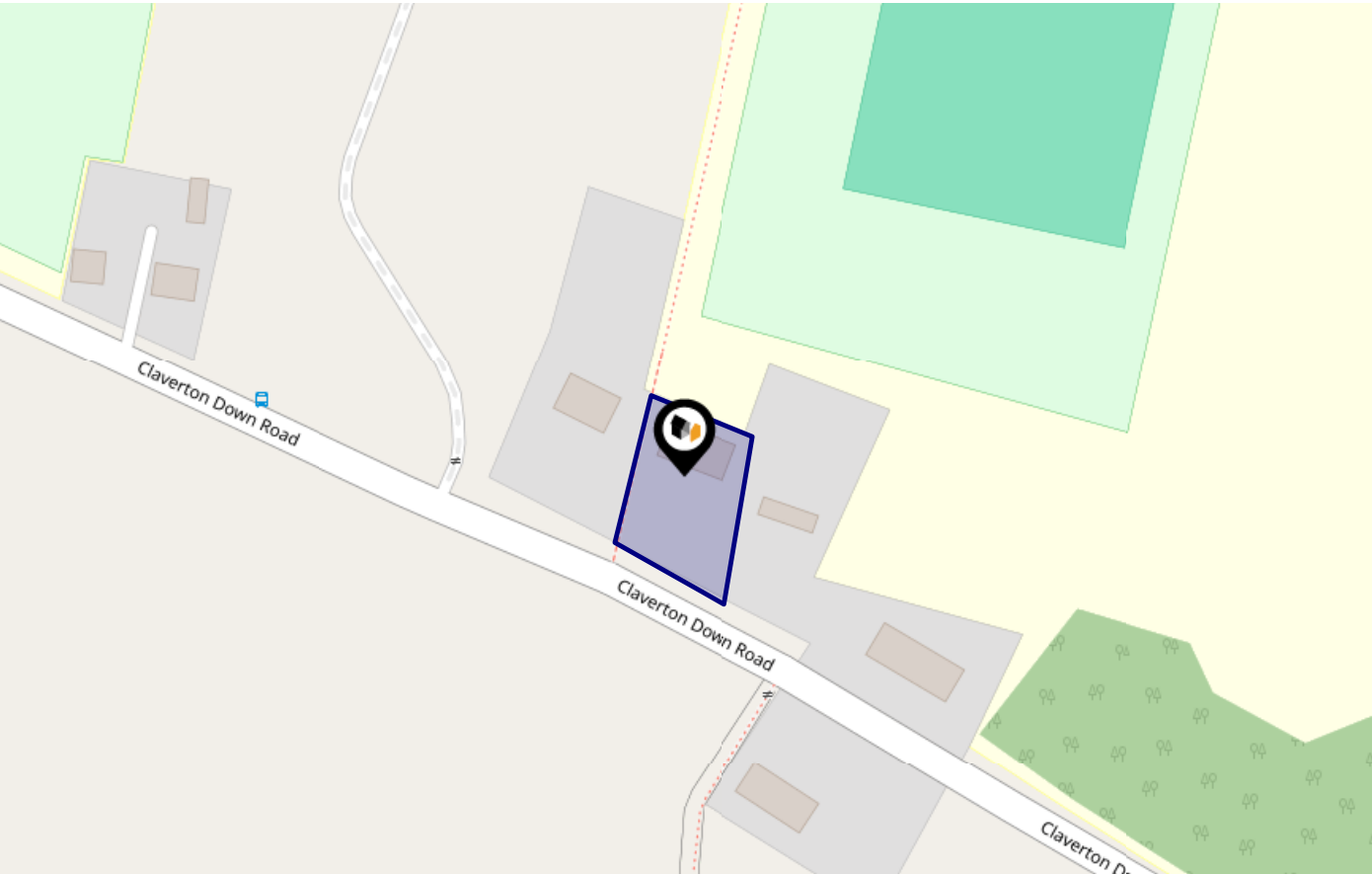
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. 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.

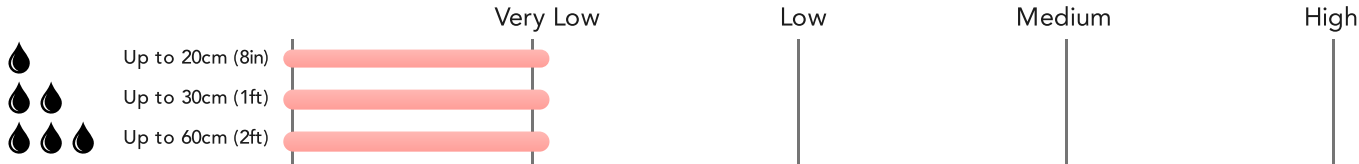


Risk Rating: Very low

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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

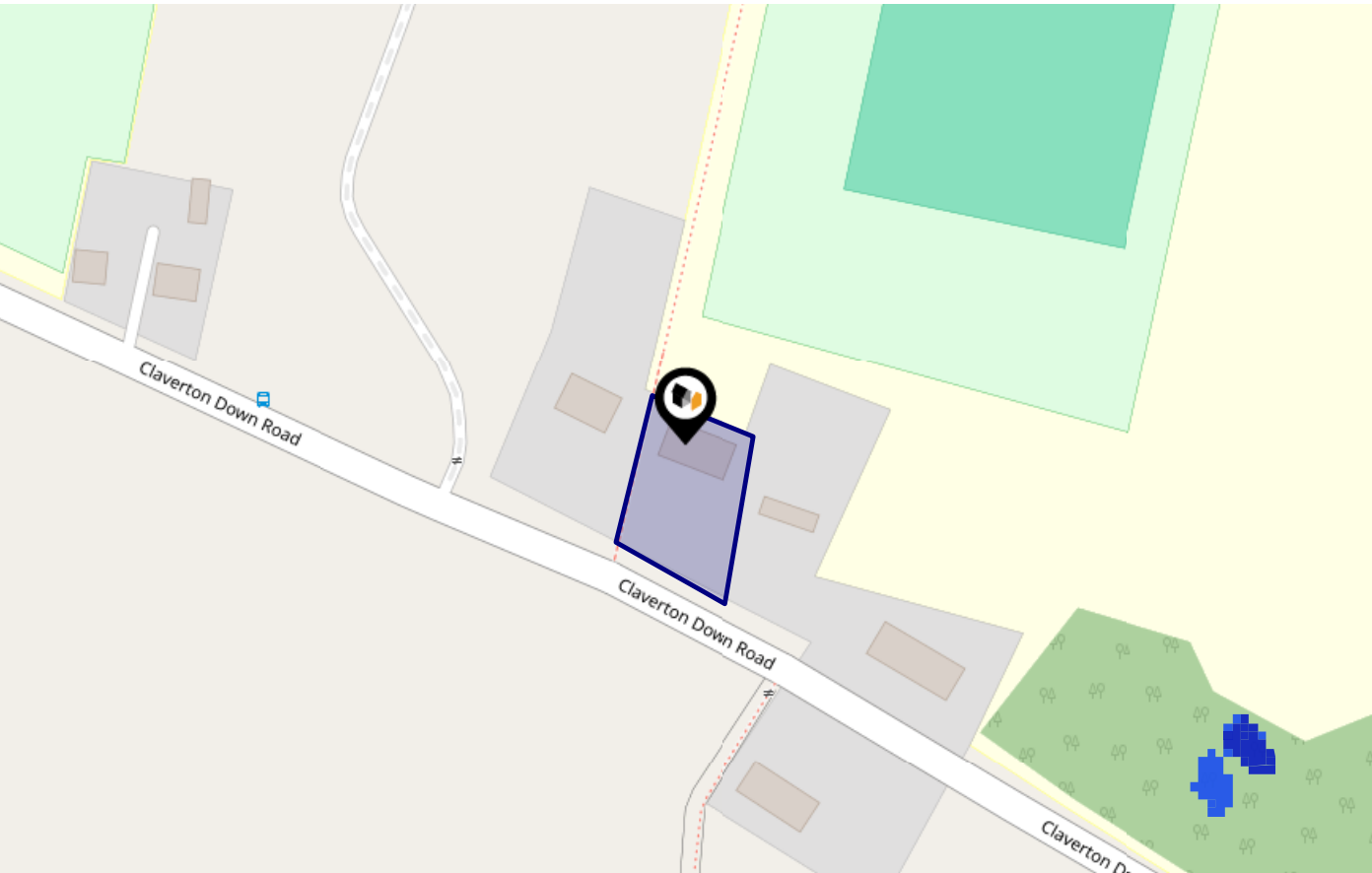
Chance of flooding to the following depths at this property:



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.

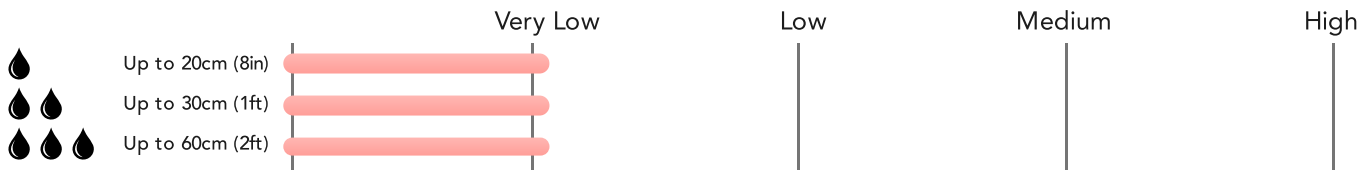


Risk Rating: Very low

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:

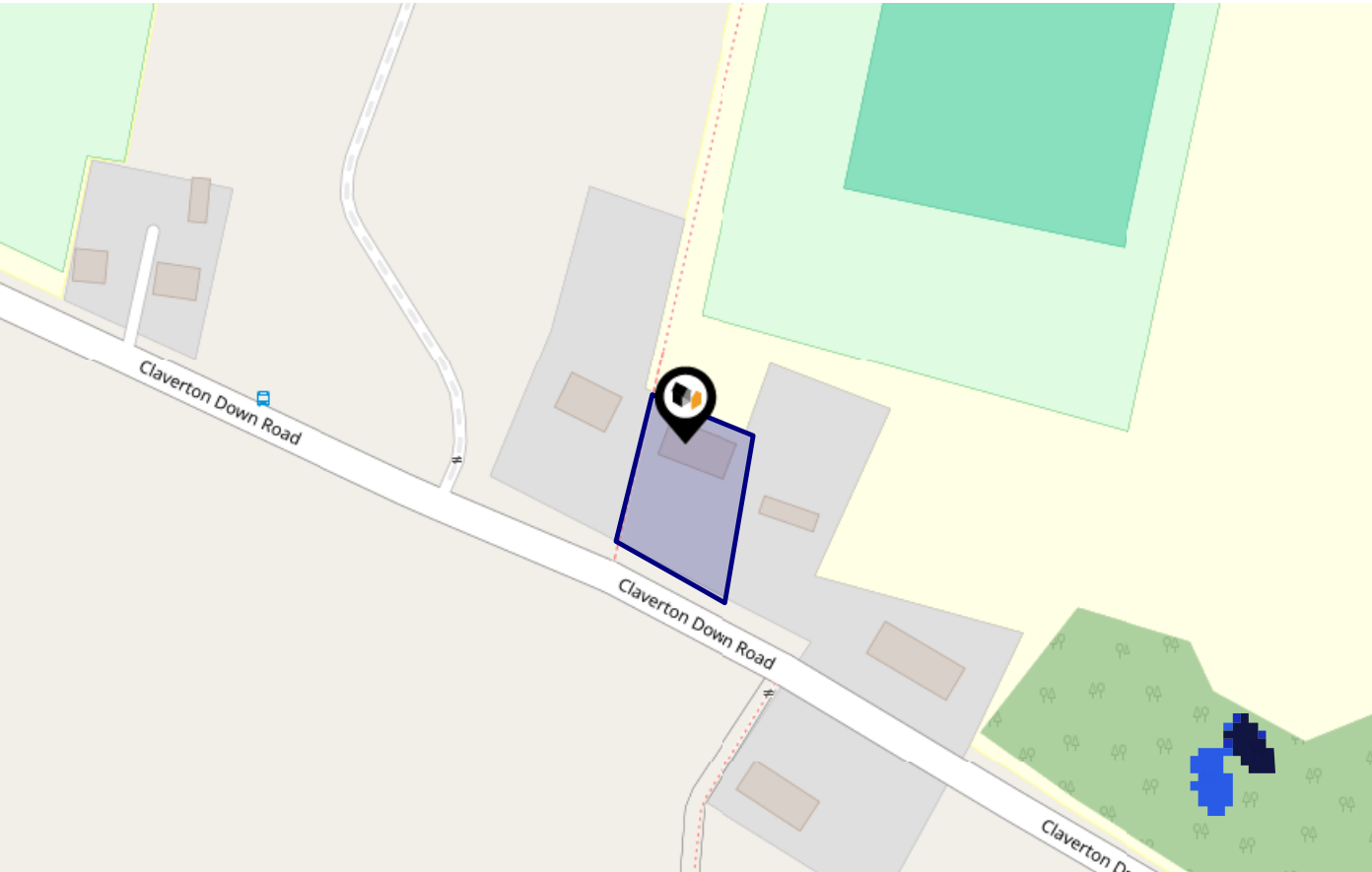


Flood Risk

Surface Water - Climate Change



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.

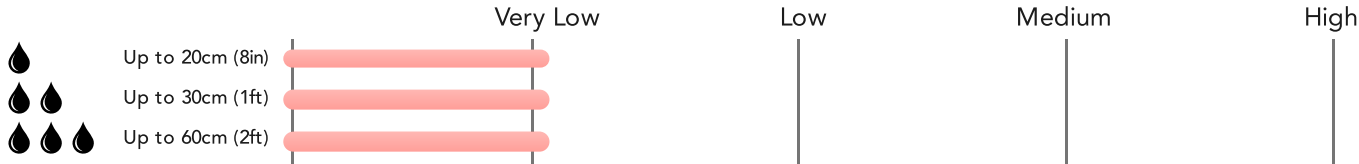


Risk Rating: Very low

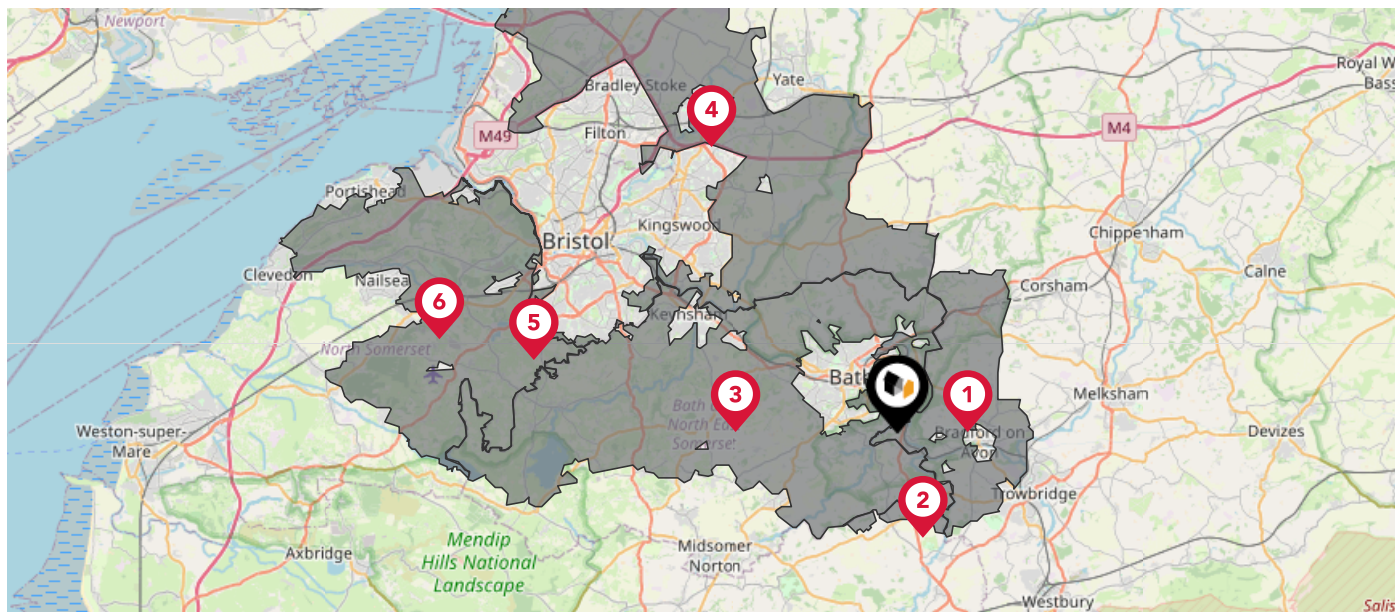
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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- 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 - Mendip



Bath and Bristol Green Belt - Bath and North East Somerset



Bath and Bristol Green Belt - South Gloucestershire



Bath and Bristol Green Belt - Bristol, City of

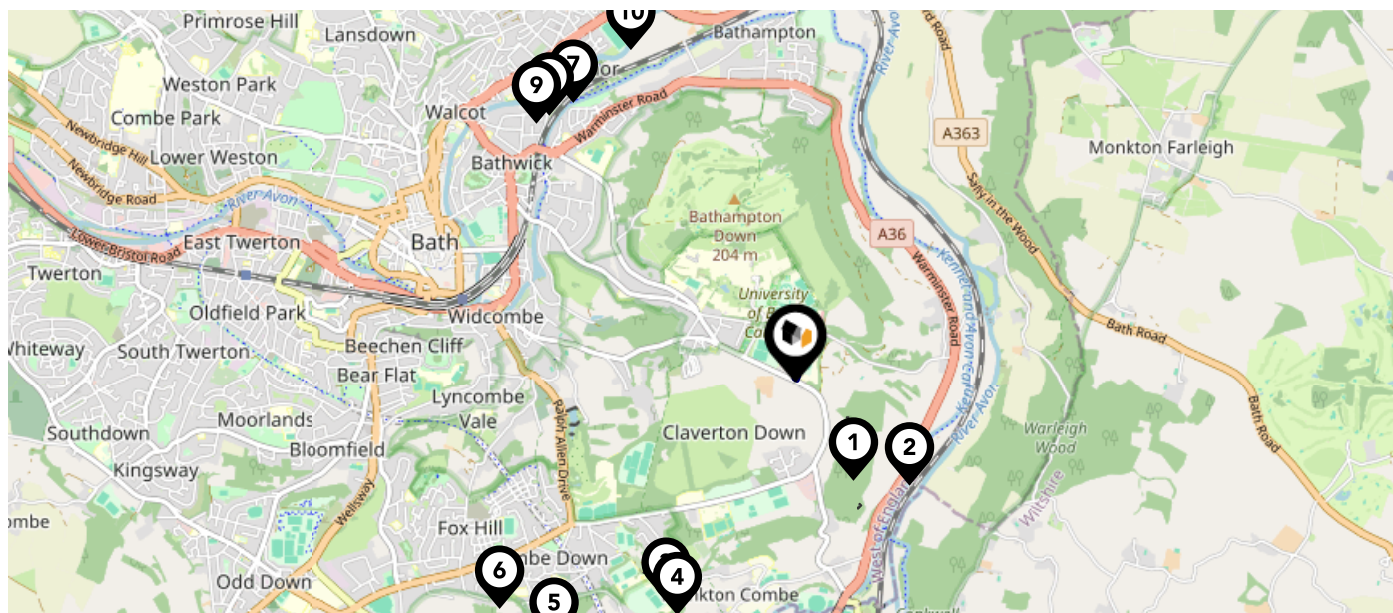


Bath and Bristol Green Belt - North Somerset

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

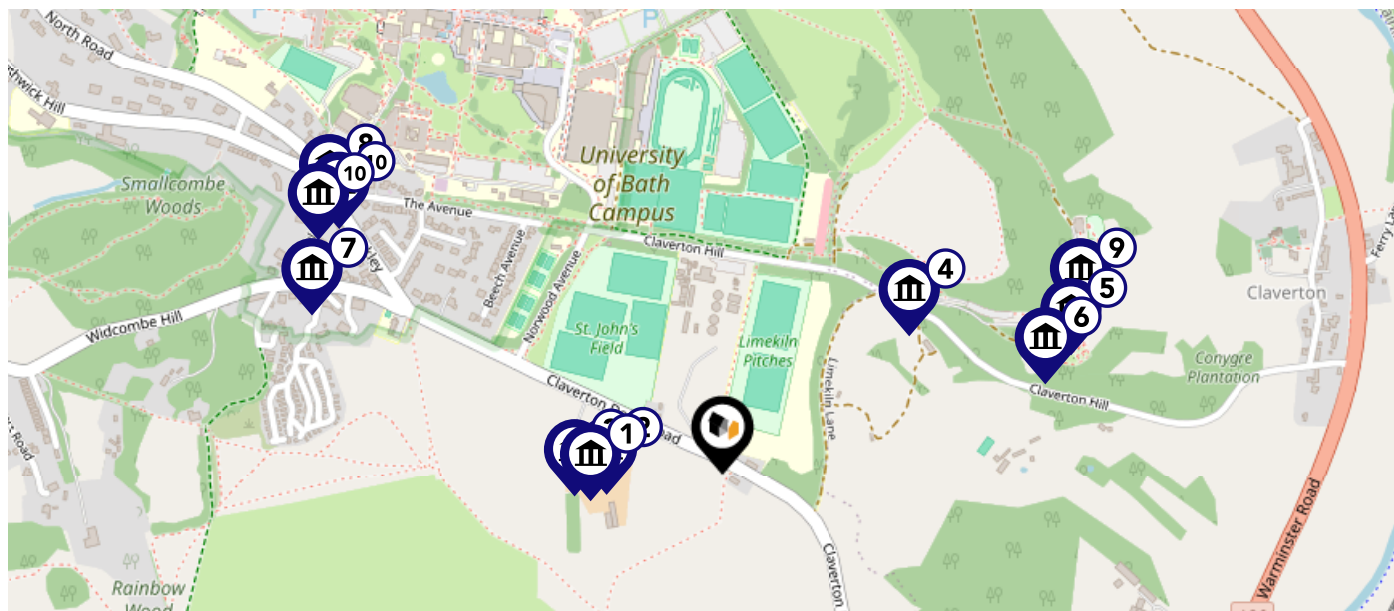
1	Claverton Wood-3 plots, Claverton Wood, Claverton	Historic Landfill	
2	Bassett Farm-Claverton, Bath	Historic Landfill	
3	Land adjoining Shaft Road-Shaft Road, Combe Down, Bath, Avon	Historic Landfill	
4	Old Quarry adjoining Shaft Road-Combe Down, Bath, Avon	Historic Landfill	
5	Old Quarry-Land Adjacent to 1 Beechwood Road, Coombe Road, Combe Down, Bath, Avon	Historic Landfill	
6	The Old Quarry, Rear of Combe Road-Combe Down, Bath	Historic Landfill	
7	Kensington Meadows-Grosvenor Off London Road, Adjacent to River Avon	Historic Landfill	
8	Kensington Meadows-Grosvenor Off London Road, Adjacent to River Avon	Historic Landfill	
9	Kensington Tip-Grosvenor Off London Road, Adjacent to River Avon	Historic Landfill	
10	South West Electricity Board Tip-Lambridge House, Lambridge, Bath	Historic Landfill	







Maps

Listed Buildings

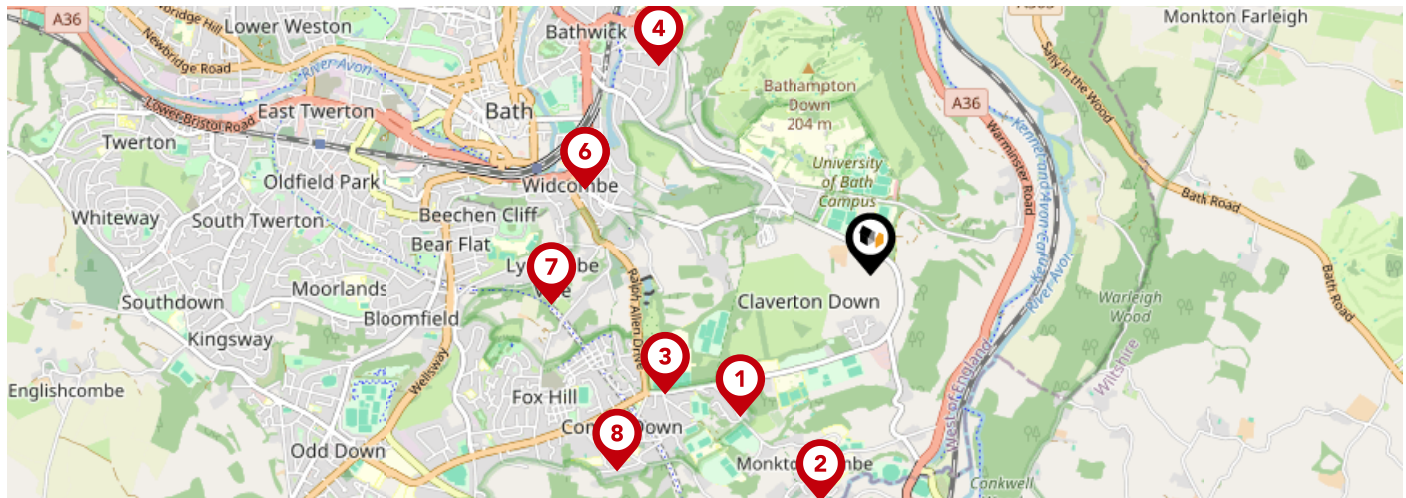


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

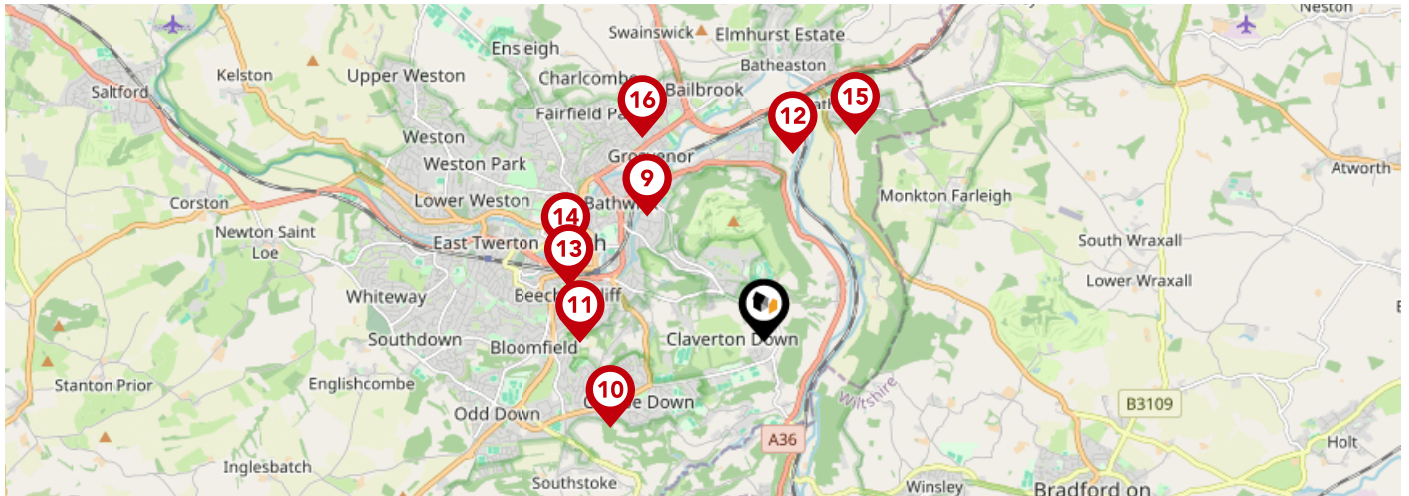










Listed Buildings in the local district		Grade	Distance
	1394176 - Barn And Courtyard Buildings At Rainbow Wood Farmhouse And Attached Walls	Grade II	0.1 miles
	1394175 - Rainbow Wood Farmhouse	Grade II	0.1 miles
	1394177 - Cottages West Of Rainbow Wood Farmhouse	Grade II	0.2 miles
	1214664 - The Lodge And Gatepiers At South, At Entrance To Claverton Manor	Grade II	0.3 miles
	1288475 - Grotto, 150 Yards To South Of Claverton Manor	Grade II	0.4 miles
	1288479 - Former Coach House And Stables, And Screen Walls To East; 200 Yards South Of Claverton Manor	Grade II	0.4 miles
	1394174 - Claverton Down Gospel Hall	Grade II	0.5 miles
	1395855 - The Woodlands	Grade II	0.5 miles
	1214609 - Claverton Manor (the American Museum) And Screen Walls To North And South	Grade I	0.5 miles
	1395336 - The Round House	Grade II	0.5 miles
	1394257 - Combe Royal Lodge	Grade II	0.5 miles

Area Schools



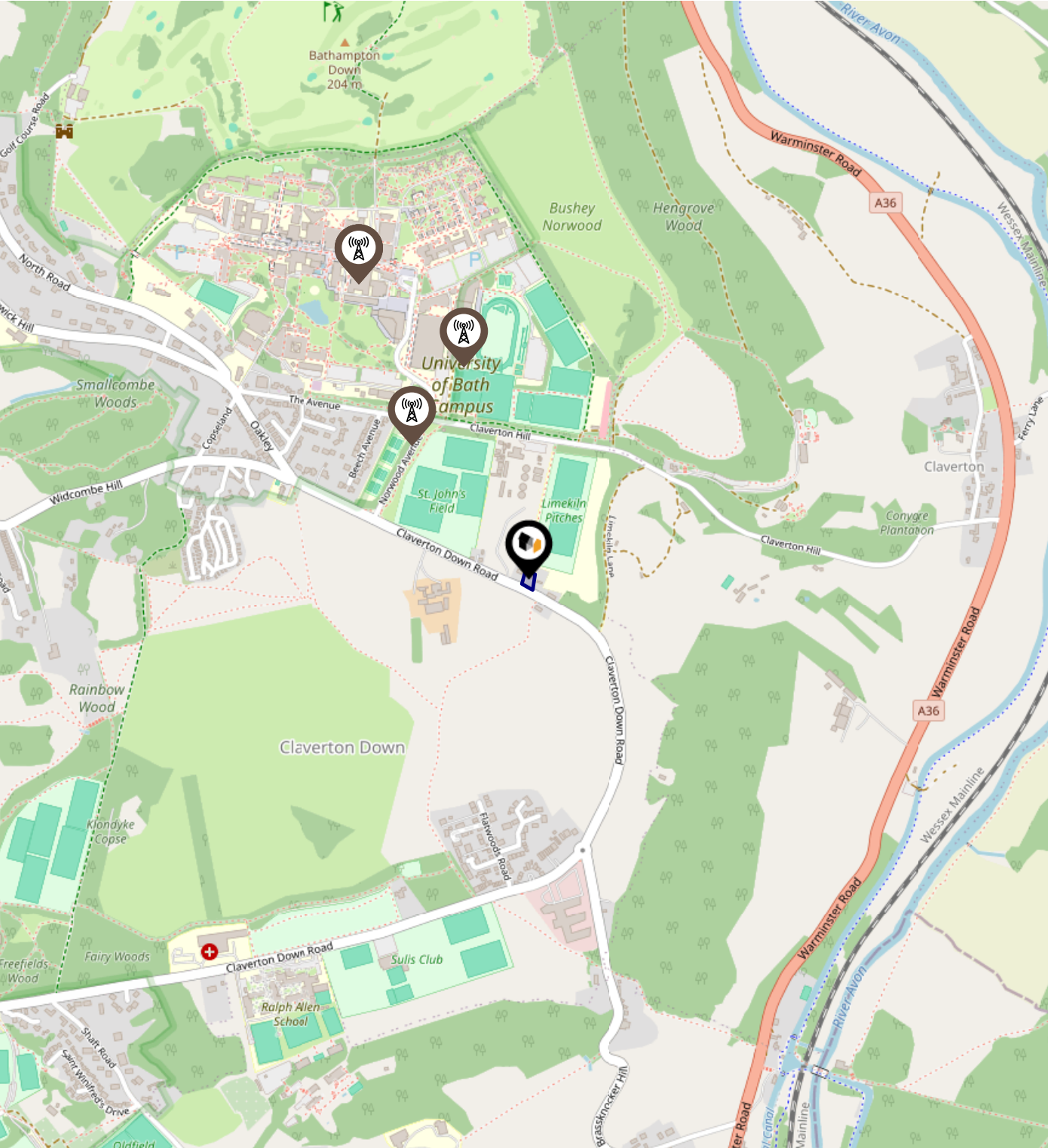
		Nursery	Primary	Secondary	College	Private
1	Ralph Allen School Ofsted Rating: Good Pupils: 1380 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Monkton Senior School Ofsted Rating: Not Rated Pupils: 687 Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Prior Park College Ofsted Rating: Not Rated Pupils: 600 Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	King Edward's School Ofsted Rating: Not Rated Pupils: 1185 Distance:1.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Widcombe CofE Junior School Ofsted Rating: Outstanding Pupils: 240 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Widcombe Infant School Ofsted Rating: Good Pupils: 177 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Paragon School, Junior School of Prior Park College Ofsted Rating: Not Rated Pupils: 252 Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Combe Down CofE Primary School Ofsted Rating: Good Pupils: 406 Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Bathwick St Mary Church School Ofsted Rating: Good Pupils: 220 Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mulberry Park Educate Together Primary Academy Ofsted Rating: Good Pupils: 161 Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beechen Cliff School Ofsted Rating: Good Pupils: 1210 Distance:1.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bathampton Primary School Ofsted Rating: Good Pupils: 180 Distance:1.75	<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:1.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bath Academy Ofsted Rating: Not Rated Pupils: 105 Distance:2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bathford Church School Ofsted Rating: Outstanding Pupils: 171 Distance:2.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Saviours Junior Church School Ofsted Rating: Good Pupils: 168 Distance:2.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

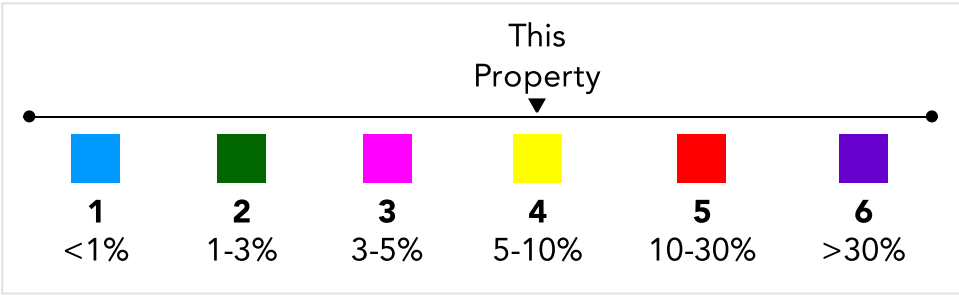
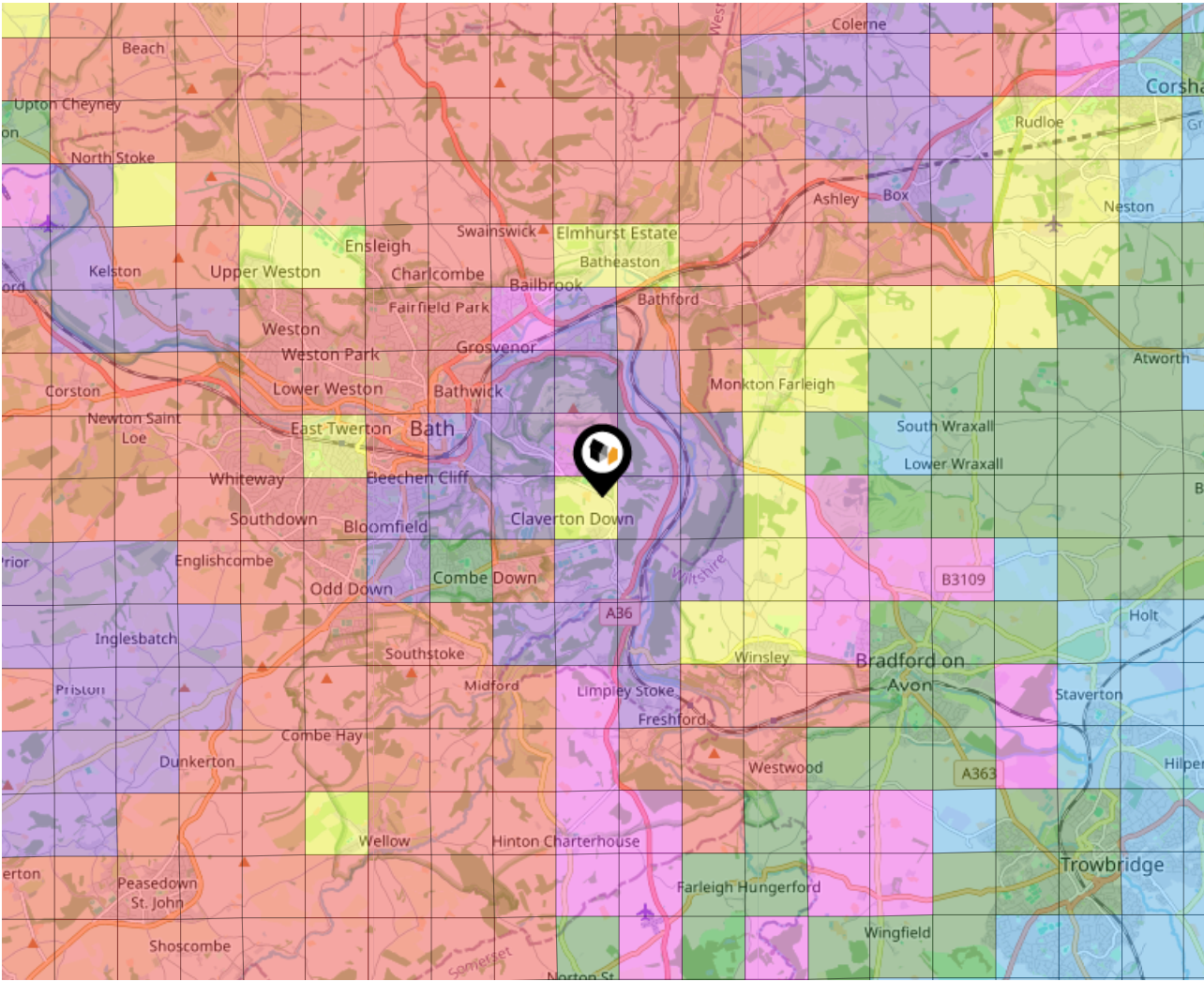


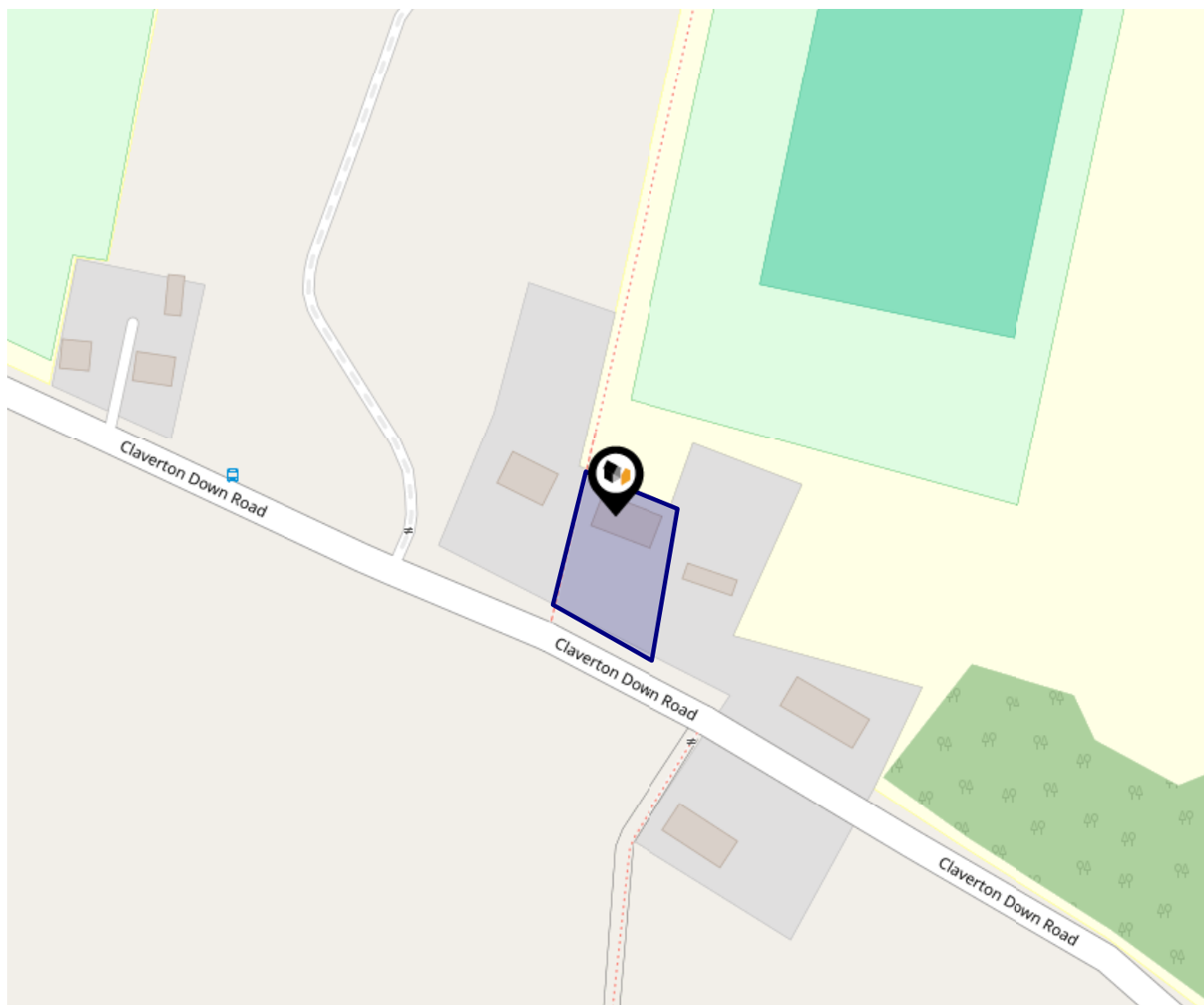
Key:

-  Power Pylons
-  Communication Masts

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).





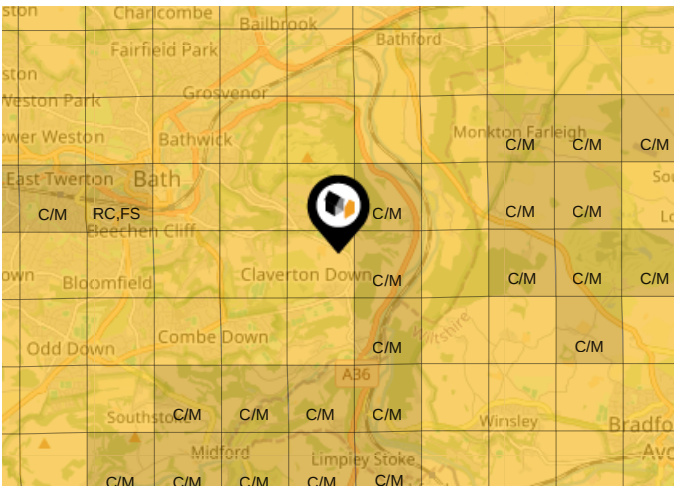
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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

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

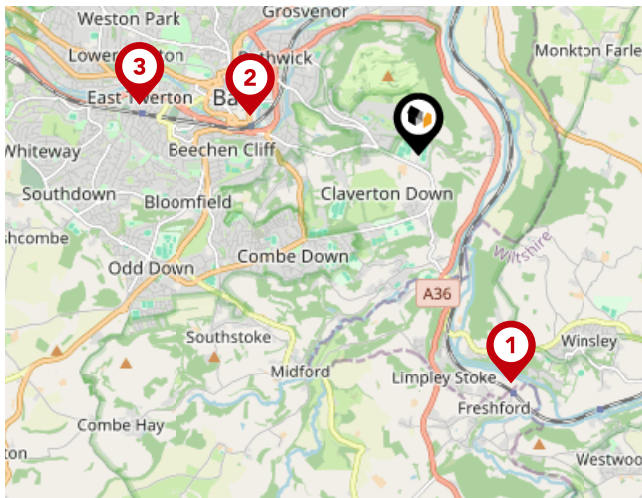


Primary Classifications (Most Common Clay Types)

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

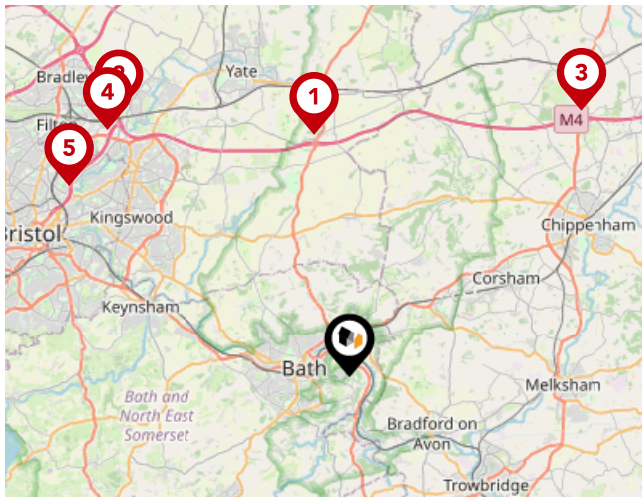
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
	Freshford Rail Station	2.28 miles
	Bath Spa Rail Station	1.6 miles
	Oldfield Park Rail Station	2.62 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M4 J18	9.04 miles
	M4 J19	12.95 miles
	M4 J17	13.09 miles
	M32 J1	12.77 miles
	M32 J2	12.53 miles

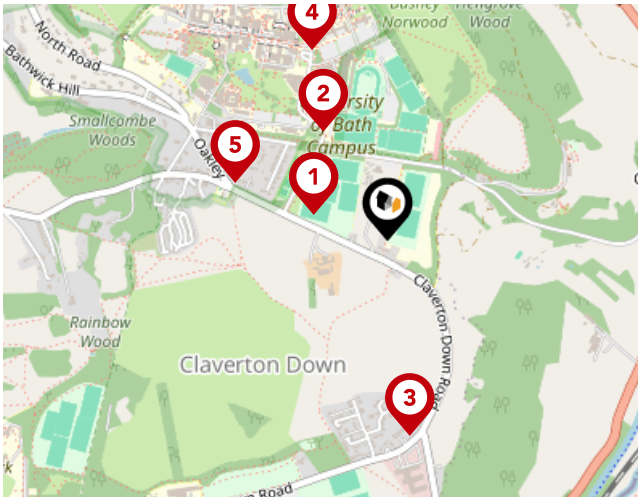


Airports/Helipads

Pin	Name	Distance
	Bristol Airport	16.86 miles
	Felton	16.86 miles
	Staverton	36.77 miles
	Cardiff Airport	43.98 miles

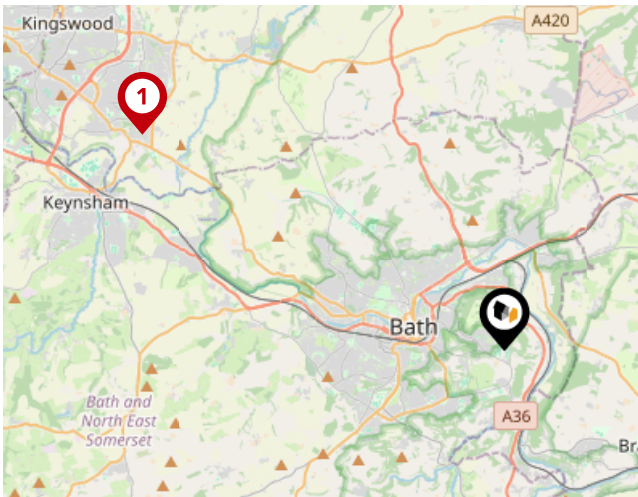
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Rainbow Wood Farm	0.18 miles
2	The Avenue	0.29 miles
3	Brassknocker Hill	0.45 miles
4	Arrivals Square	0.47 miles
5	Oakley	0.37 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	7.8 miles



Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	12.49 miles
2	Temple Bridge (Bristol) Ferry Landing	12.62 miles
3	St Philip's Bridge	12.76 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

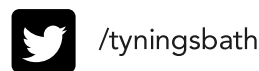


Everything about Nikki and Ben at TYNINGS is outstanding. Their experience, market knowledge, professionalism and attention to detail is second to none. And above all their other qualities, they are an absolute pleasure to deal with.

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/](https://www.tynings-independent-estate-agents/about/)

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 TYNINGS Estate Agents 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 TYNINGS Estate Agents and therefore no warranties can be given as to their good working order.

TYNINGS Estate Agents

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.



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