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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 30th September 2025



DUNKERTON, BATH, BA2

TYNINGS Estate Agents

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

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www.tyningsbath.com



Property

Type:	Semi-Detached
Bedrooms:	4
Floor Area:	2,185 ft ² / 203 m ²
Plot Area:	0.19 acres
Year Built :	Before 1900
Council Tax :	Band E
Annual Estimate:	£2,769
Title Number:	AV134999

Tenure: Freehold

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)

16
mb/s



1000
mb/s



Mobile Coverage:
(based on calls indoors)



O₂



EE



3



O

Satellite/Fibre TV Availability:



BT



sky



Virgin media

Planning History

This Address

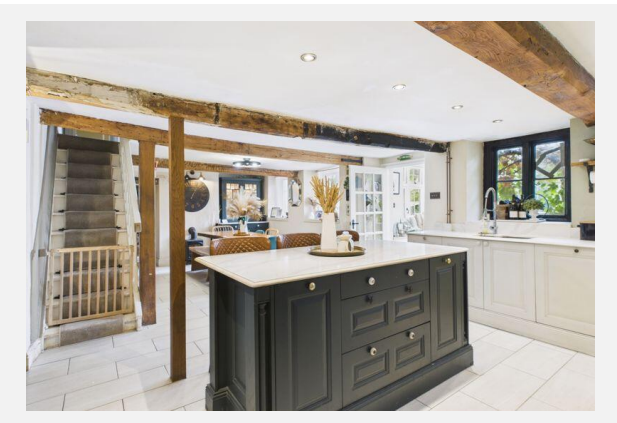
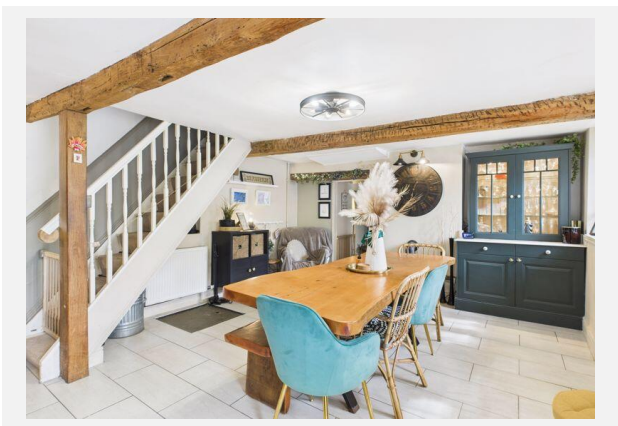


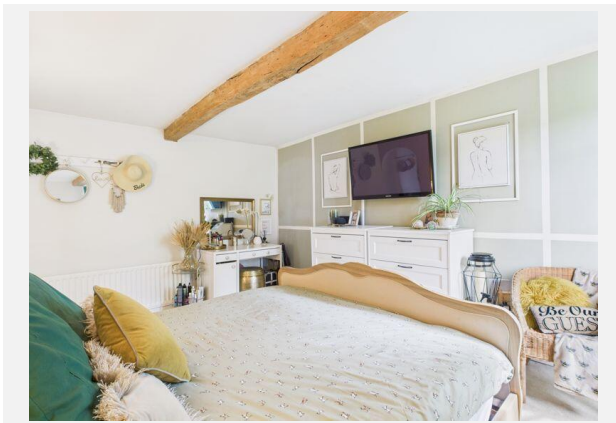
Planning records for: ***Dunkerton, Bath, BA2***

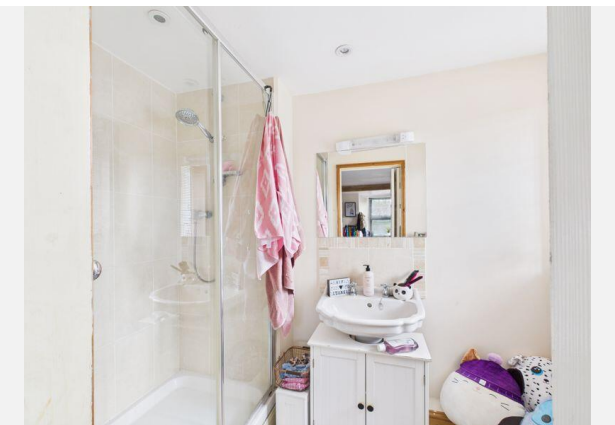
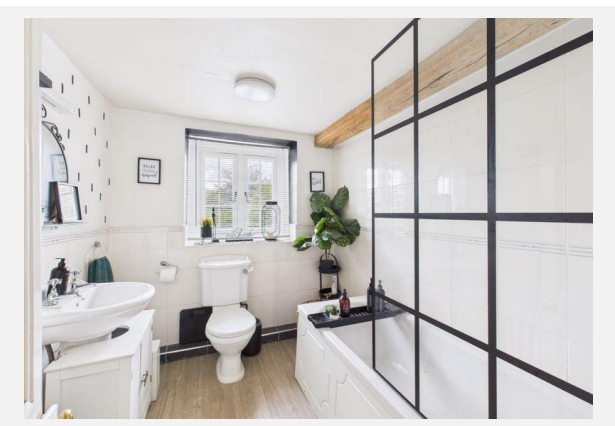
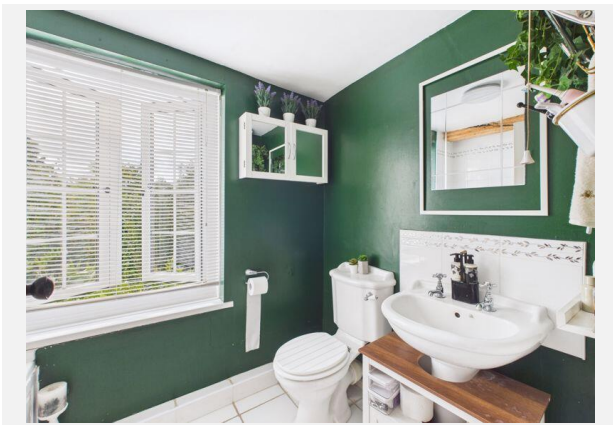
Reference - 20/01023/HPD	
Decision:	Not PD - Full Planning Required
Date:	11th March 2020
Description:	Prior approval request to remove existing conservatory and install orangery to 1) extend beyond the rear wall of the original house by 4.6 metres 2) have a maximum height of 3.6 metres and 3) have eaves that are 2.5 metres high.

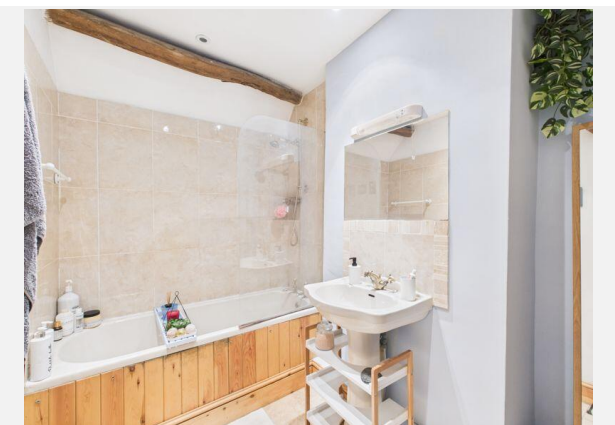
Reference - 20/01711/FUL	
Decision:	Application Permitted
Date:	18th May 2020
Description:	Erection of orangery following demolition of existing conservatory.

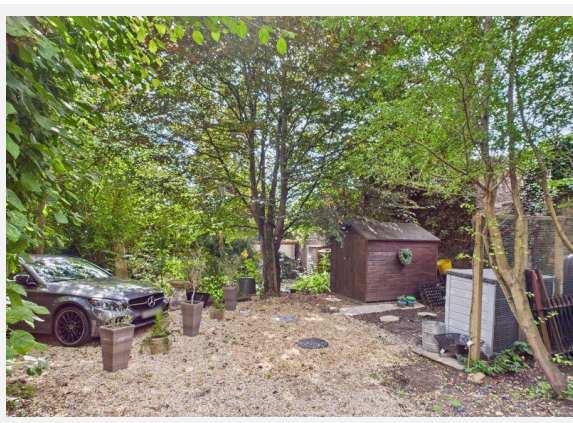










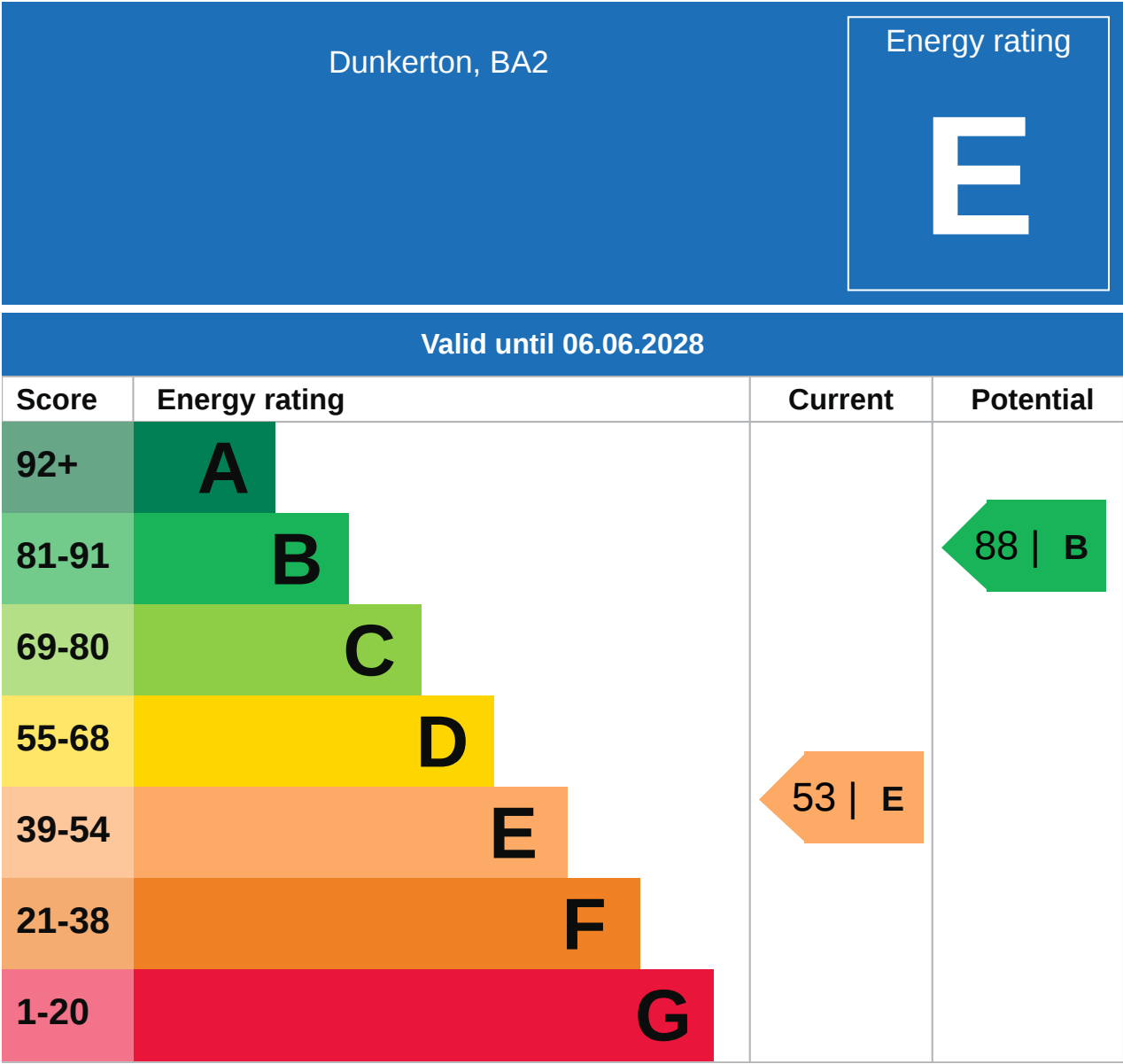




DUNKERTON, BATH, BA2



Property EPC - Certificate



Additional EPC Data

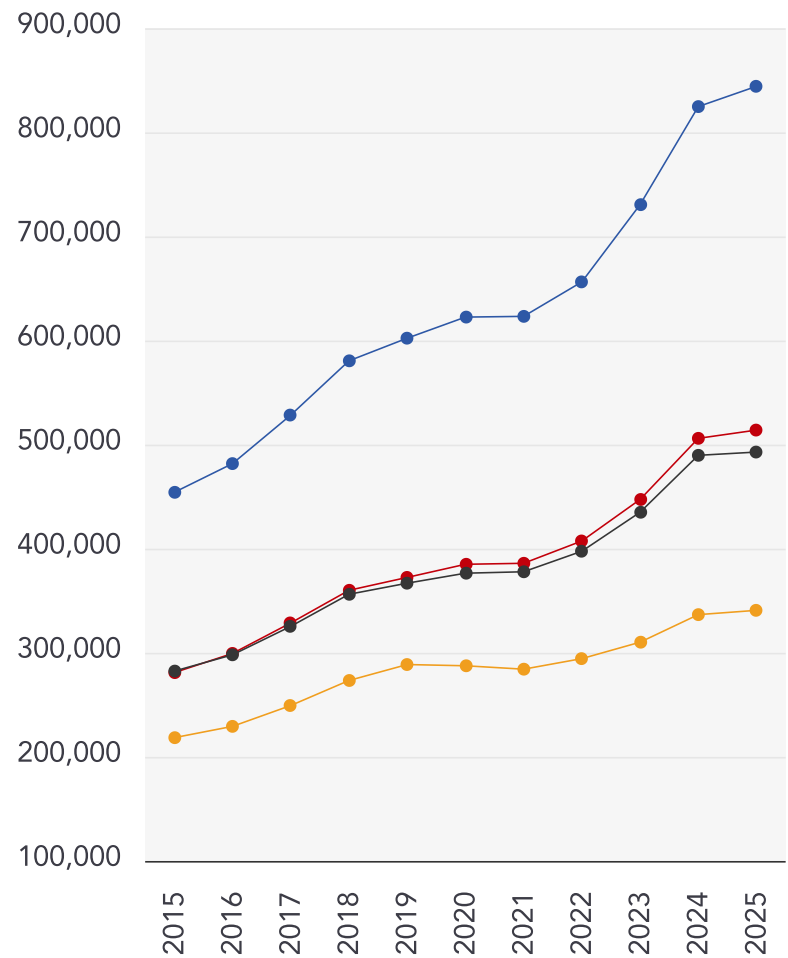
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Roof room(s), ceiling insulated
Roof Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	No low energy lighting
Floors:	Solid, no insulation (assumed)
Total Floor Area:	203 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in BA2



Detached

+85.88%

Semi-Detached

+82.93%

Terraced

+74.5%

Flat

+56%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

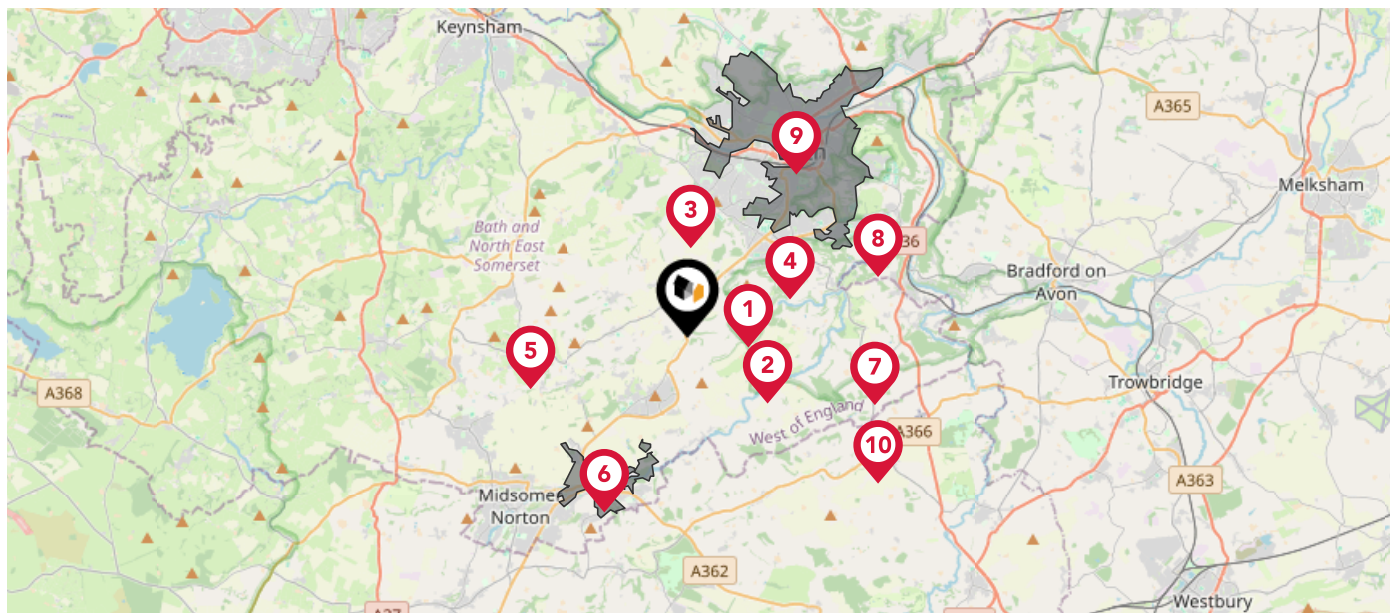
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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



Combe Hay



Wellow



Englishcombe



Southstoke



Timsbury



Radstock



Hinton Charterhouse



Monkton Combe



Bath

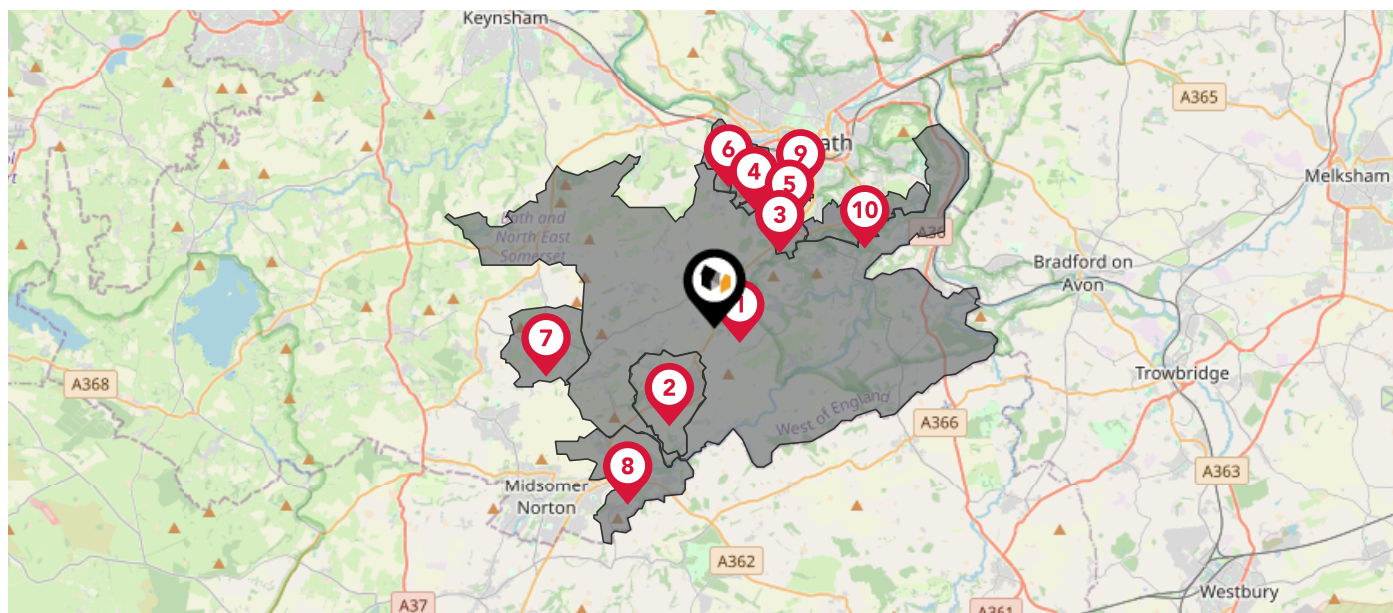


Norton St Philip

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

Southdown Ward

5

Moorlands Ward

6

Twerton Ward

7

Timsbury Ward

8

Radstock Ward

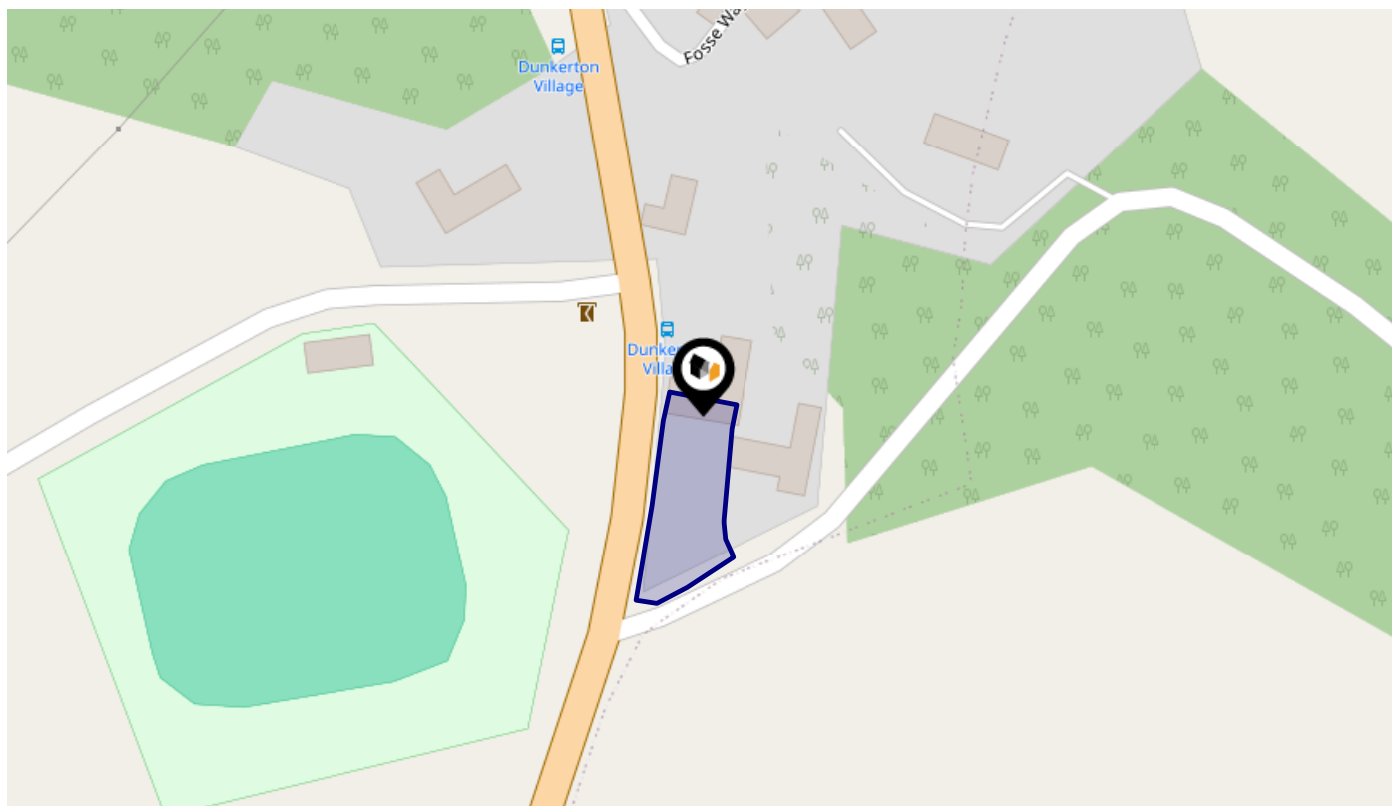
9

Oldfield Park Ward

10

Combe Down 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.

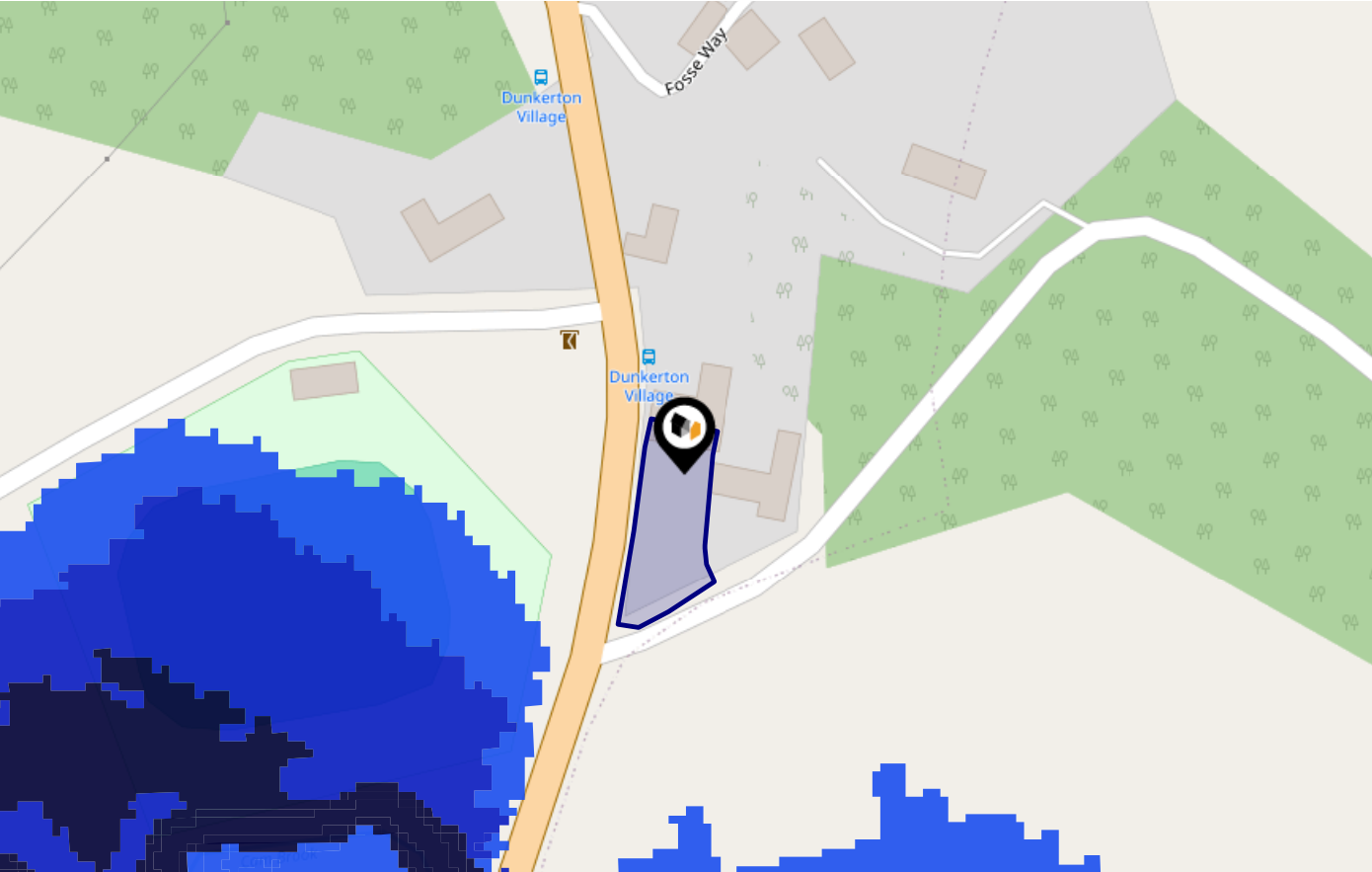
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

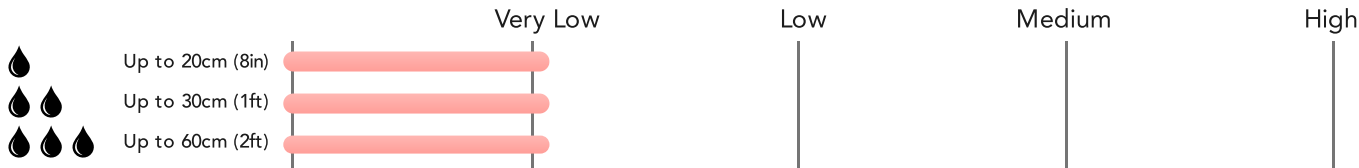


Risk Rating: Very low

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

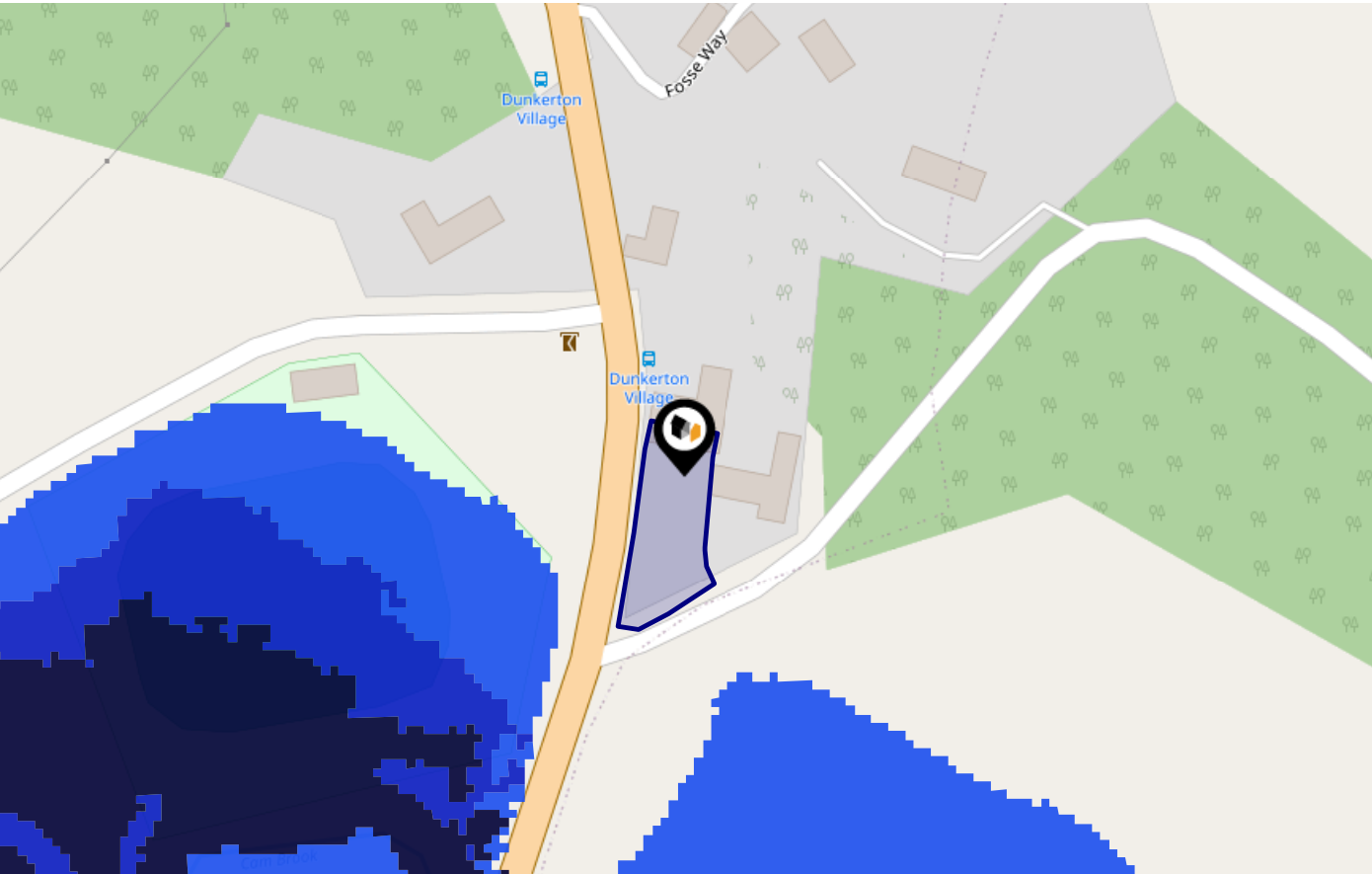
Chance of flooding to the following depths at this property:



Flood Risk

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.

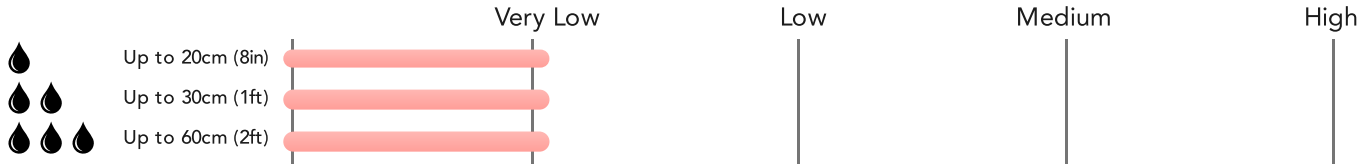


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Chance of flooding to the following depths at this property:

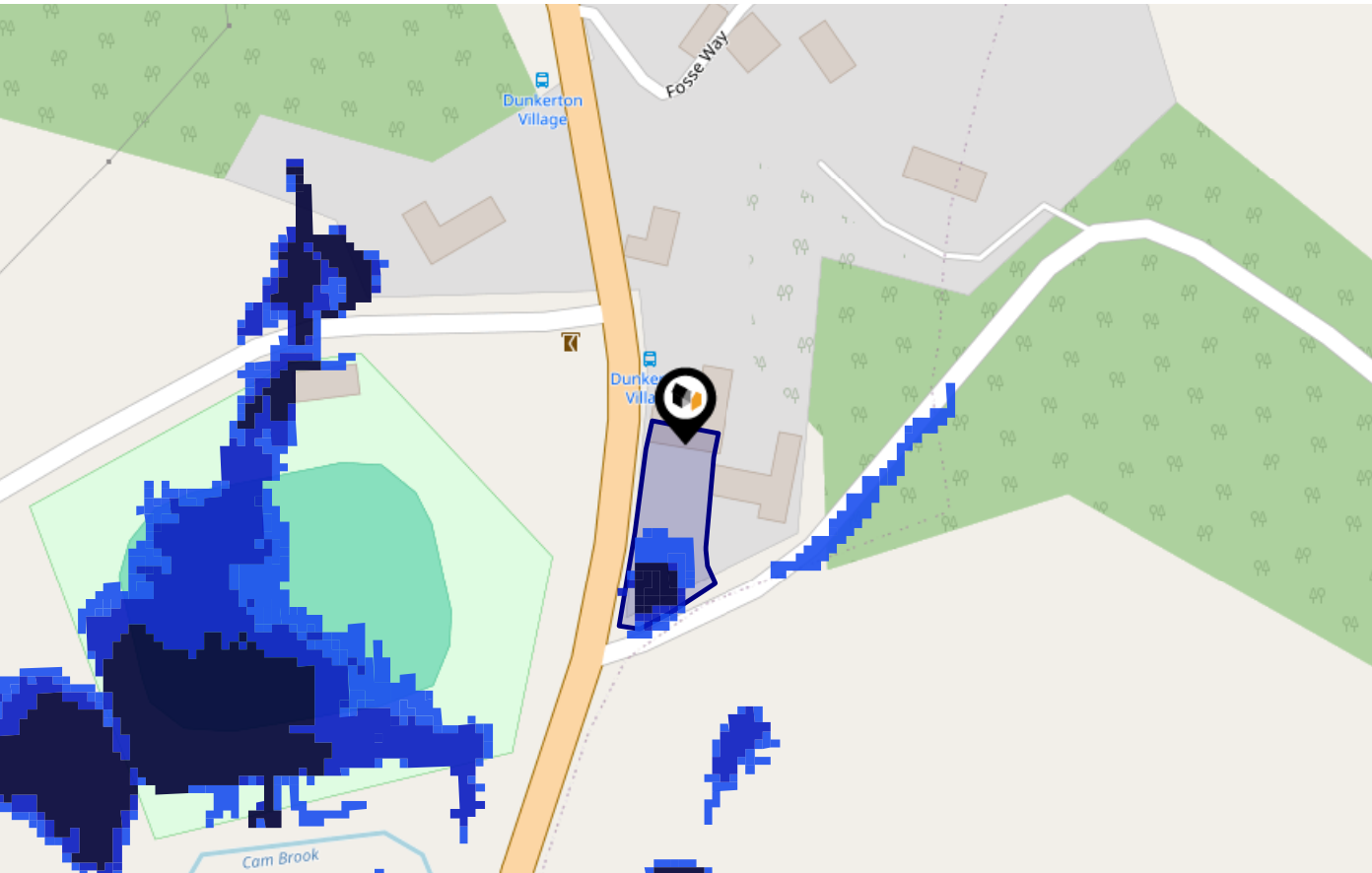


Flood Risk

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.

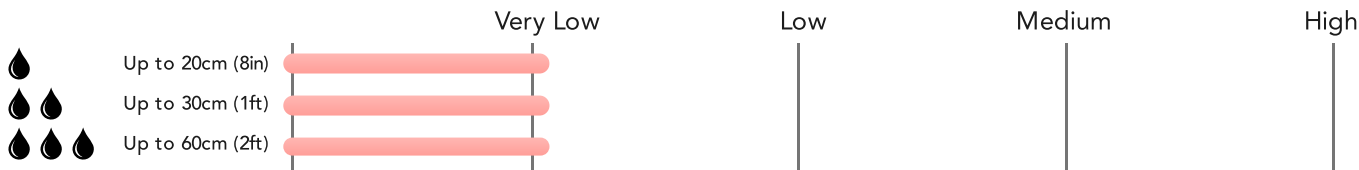


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

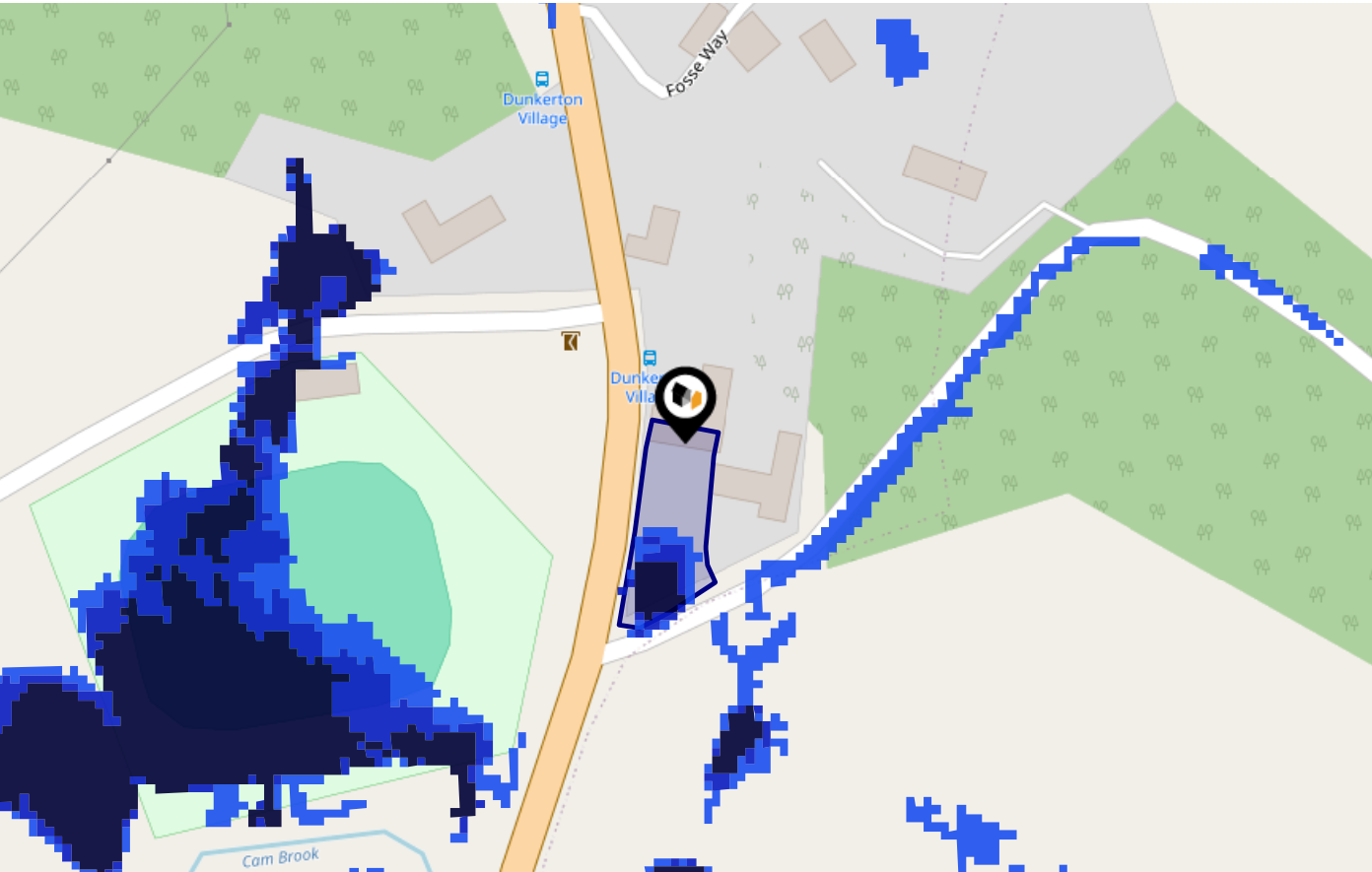


Flood Risk

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.

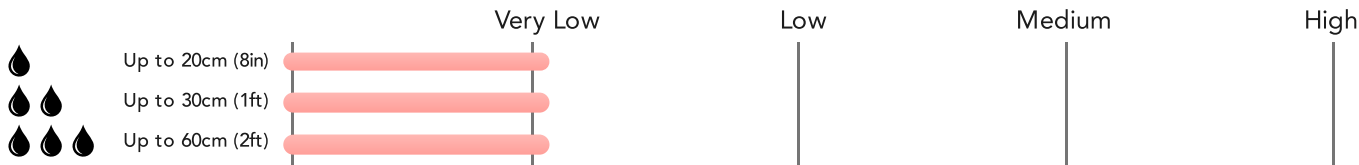


Risk Rating: Very low

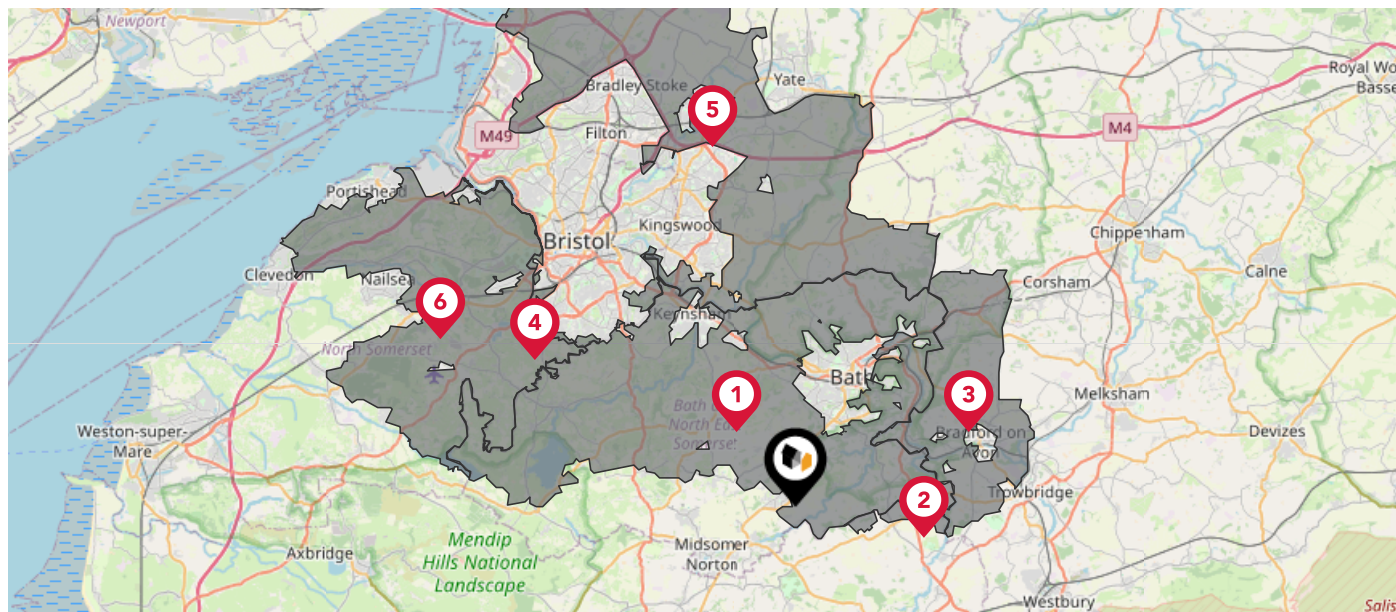
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Chance of flooding to the following depths at this property:



This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land



Bath and Bristol Green Belt - Bath and North East Somerset



Bath and Bristol Green Belt - Mendip



Bath and Bristol Green Belt - Wiltshire



Bath and Bristol Green Belt - Bristol, City of



Bath and Bristol Green Belt - South Gloucestershire

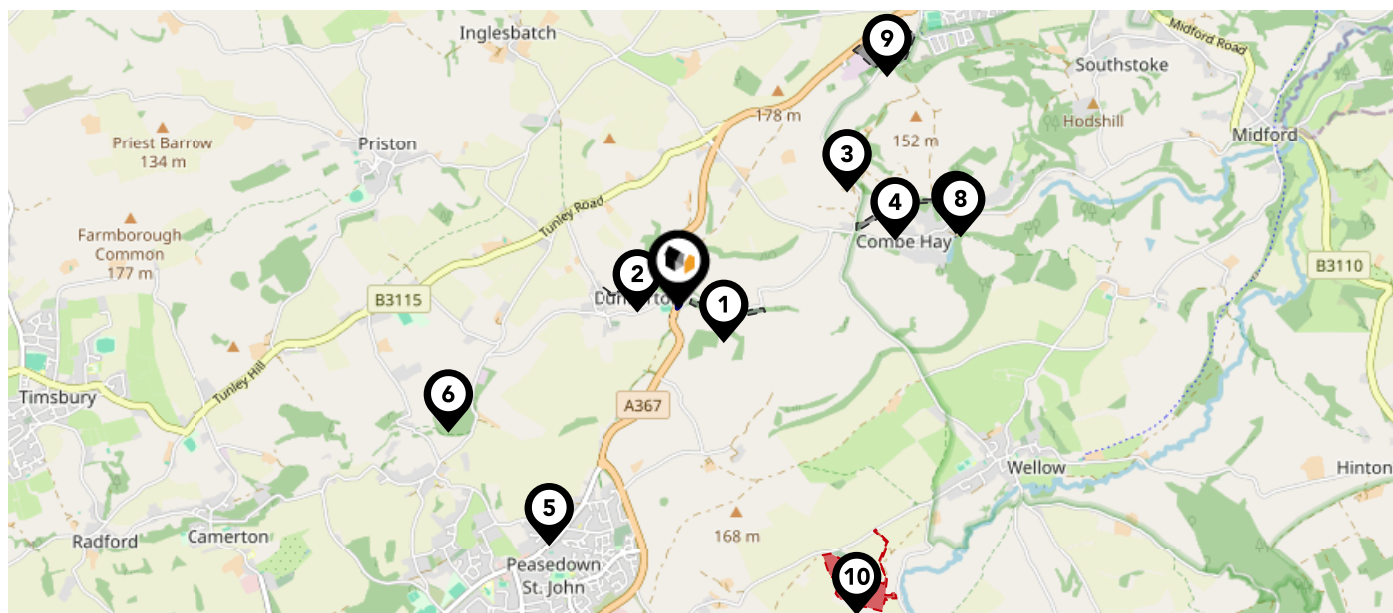


Bath and Bristol Green Belt - North Somerset

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

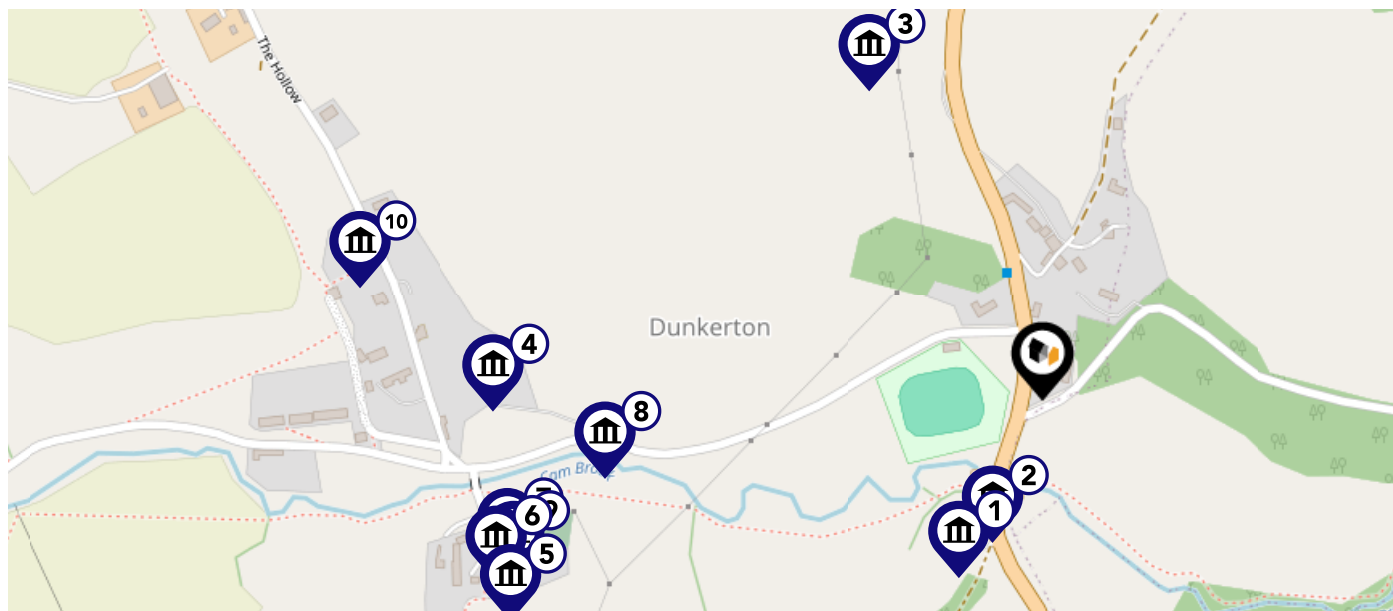
1	Combe Hay Lane-Dunkerton, Bath, Avon	Historic Landfill	
2	Disused Canal and Railway Cutting at Dunkerton-Dunkerton, Bath	Historic Landfill	
3	Old Quarry at Fosse Farm-Combe Hay, Southstoke, North East Somerset	Historic Landfill	
4	Disused Railway Cutting (off Bath Road)-Woodland Farm, Combe Hay, Bath, Avon	Historic Landfill	
5	Old quarry adjoining Ashgrove Farm-Peasedown St John, Bath	Historic Landfill	
6	Dunkerton Railway Cutting-Withyditich	Historic Landfill	
7	Former Railway Cutting, Woodland Farm-Combe Hay, Bath, Avon	Historic Landfill	
8	Old Railway Cutting At Woodland Farm-Combe Hay, Bath	Historic Landfill	
9	Fullers Earth Tip-Roadstock Road, Combe Hay, Bath, Avon	Historic Landfill	
10	EA/EPR/UP3490FQ/V002 - Willow Farm	Active Landfill	

Maps

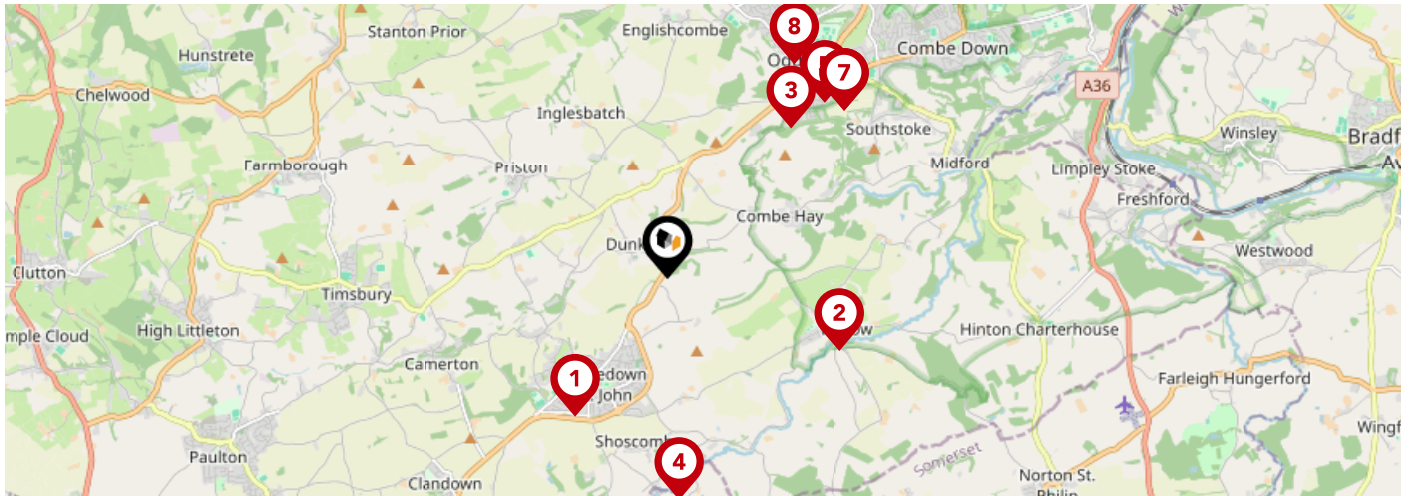
Listed Buildings



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
	1320774 - Home Farm	Grade II	0.1 miles
	1158735 - Boundary Post At Ngr St 7157 5933	Grade II	0.1 miles
	1479463 - Somersetshire Coal Canal Aqueduct	Grade II	0.2 miles
	1135811 - The Grange	Grade II	0.3 miles
	1320775 - Church House	Grade II	0.3 miles
	1129518 - Skrine Monument In The Churchyard And 2 Metres West Of Tower Of All Saints Church	Grade II	0.3 miles
	1135799 - Group Of 5 Monuments In The Churchyard And About 7 Metres North Of Nave Of All Saints Church	Grade II	0.3 miles
	1129519 - Gateposts And Flanking Walls About 100 Metres South East Of The Grange	Grade II	0.3 miles
	1135797 - Church Of All Saints	Grade II	0.3 miles
	1129520 - Crooked Cottage	Grade II	0.4 miles



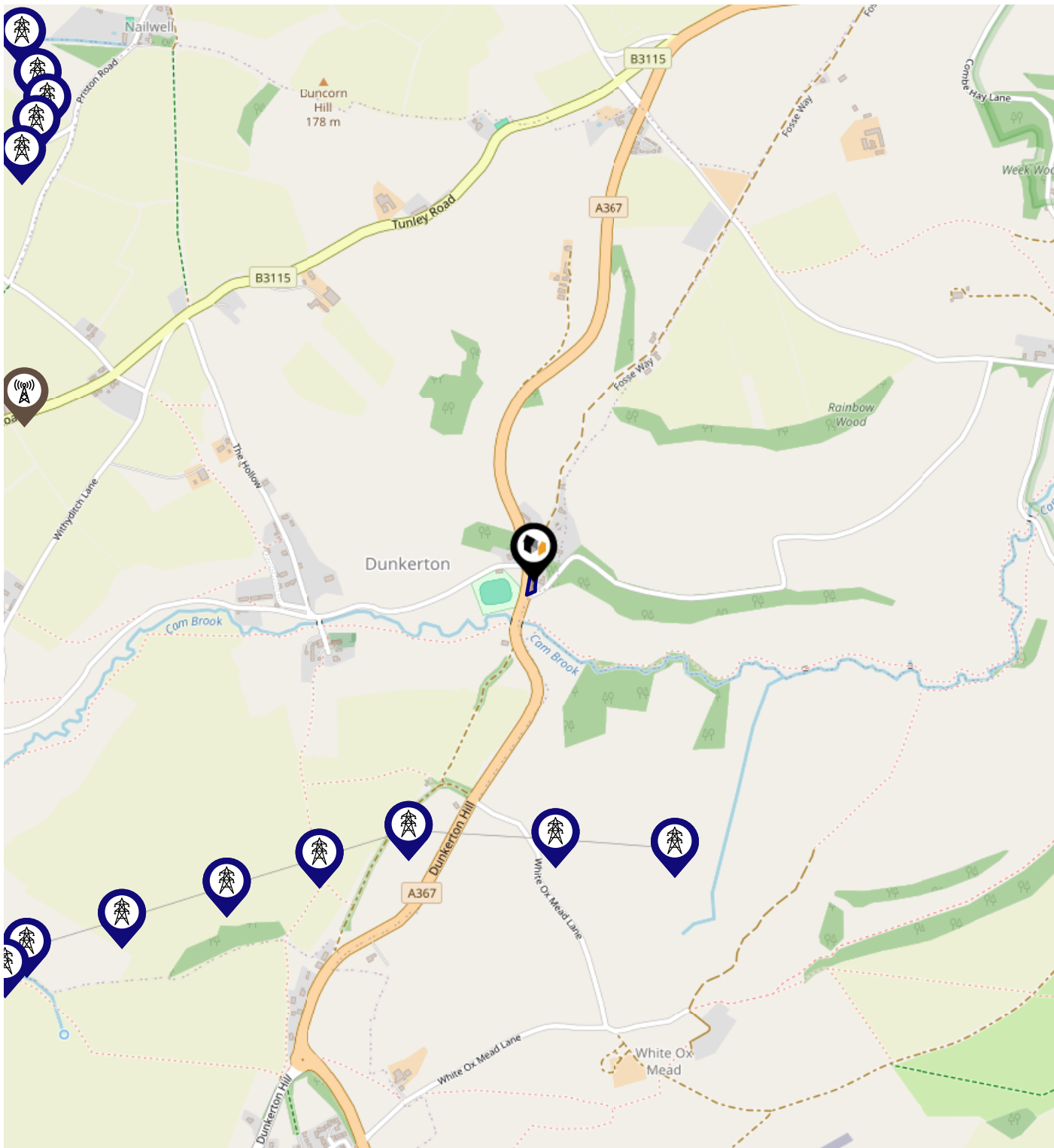
		Nursery	Primary	Secondary	College	Private
1	Peasedown St John Primary School Ofsted Rating: Good Pupils: 436 Distance: 1.54	☐	☒	☐	☐	☐
2	St Julian's Church School Ofsted Rating: Good Pupils: 106 Distance: 1.74	☐	☒	☐	☐	☐
3	Saint Gregory's Catholic College Ofsted Rating: Good Pupils: 1036 Distance: 1.8	☐	☐	☒	☐	☐
4	Shoscombe Church School Ofsted Rating: Good Pupils: 120 Distance: 2.05	☐	☒	☐	☐	☐
5	St Martin's Garden Primary School Ofsted Rating: Requires improvement Pupils: 203 Distance: 2.19	☐	☒	☐	☐	☐
6	Aspire Academy Ofsted Rating: Good Pupils: 101 Distance: 2.25	☐	☐	☒	☐	☐
7	Three Ways School Ofsted Rating: Good Pupils: 236 Distance: 2.25	☐	☐	☒	☐	☐
8	St Philip's CofE Primary School Ofsted Rating: Good Pupils: 276 Distance: 2.31	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Roundhill Primary School Ofsted Rating: Special Measures Pupils: 280 Distance:2.47	☐	☒	☐	☐	☐
10	St Mary's CofE Primary School Ofsted Rating: Not Rated Pupils: 162 Distance:2.73	☐	☒	☐	☐	☐
11	Trinity Church School Ofsted Rating: Good Pupils: 191 Distance:2.83	☐	☒	☐	☐	☐
12	Moorlands Junior School Ofsted Rating: Good Pupils: 230 Distance:2.9	☐	☒	☐	☐	☐
13	Moorlands Infant School Ofsted Rating: Good Pupils: 177 Distance:2.93	☐	☒	☐	☐	☐
14	Oldfield Park Junior School Ofsted Rating: Good Pupils: 235 Distance:2.98	☐	☒	☐	☐	☐
15	Mulberry Park Educate Together Primary Academy Ofsted Rating: Good Pupils: 161 Distance:3.04	☐	☒	☐	☐	☐
16	St John's Catholic Primary School Ofsted Rating: Good Pupils: 323 Distance:3.1	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

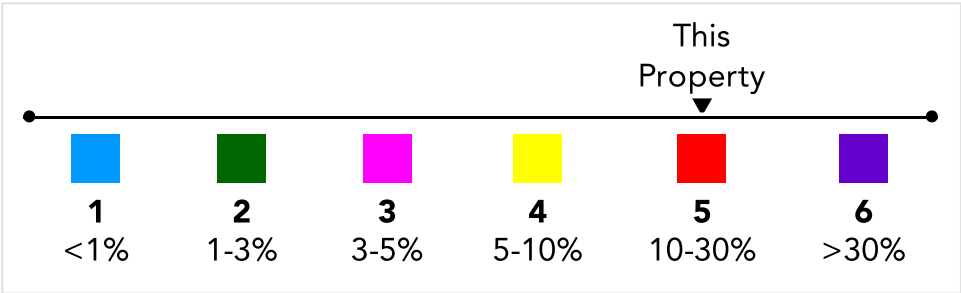
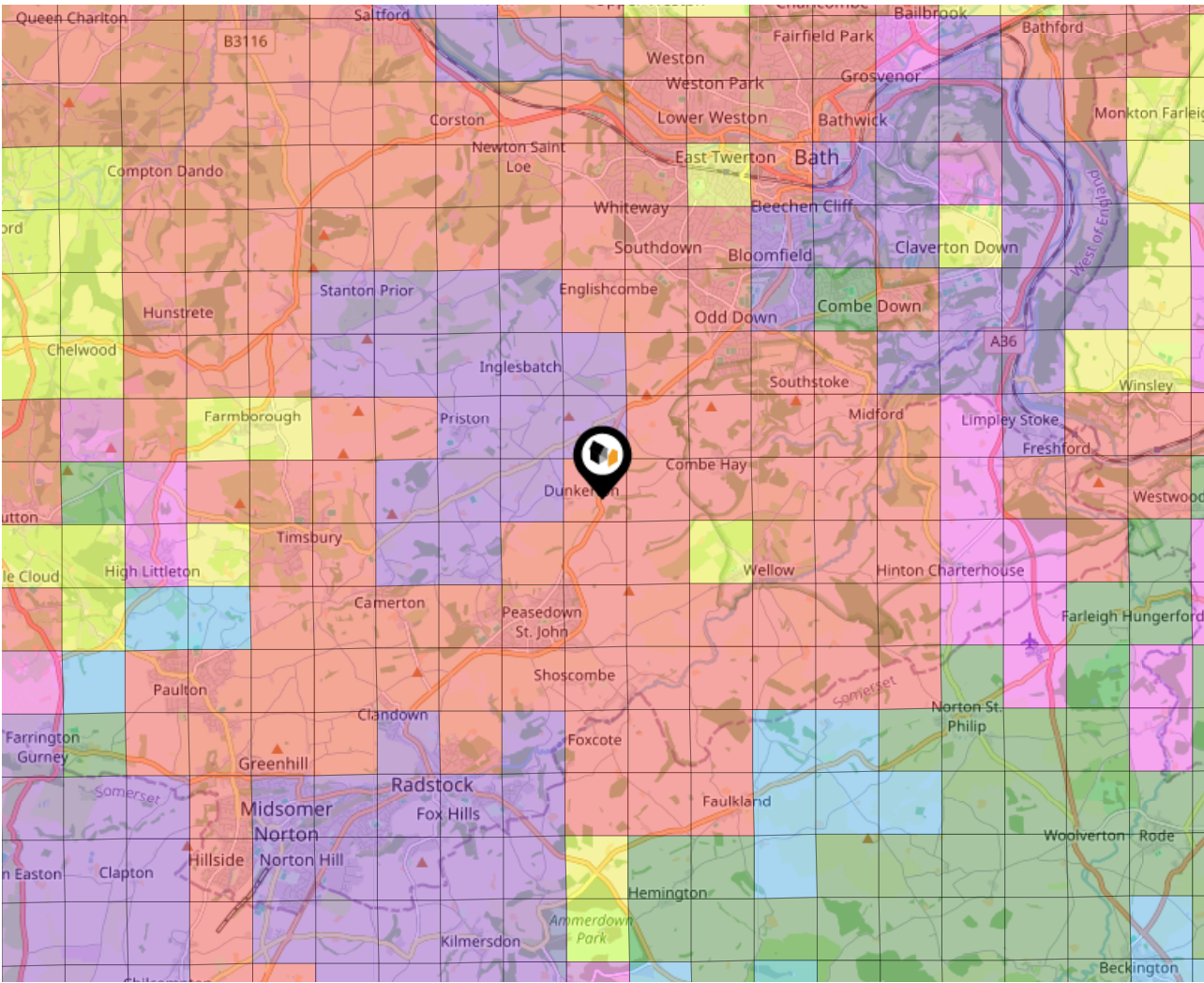


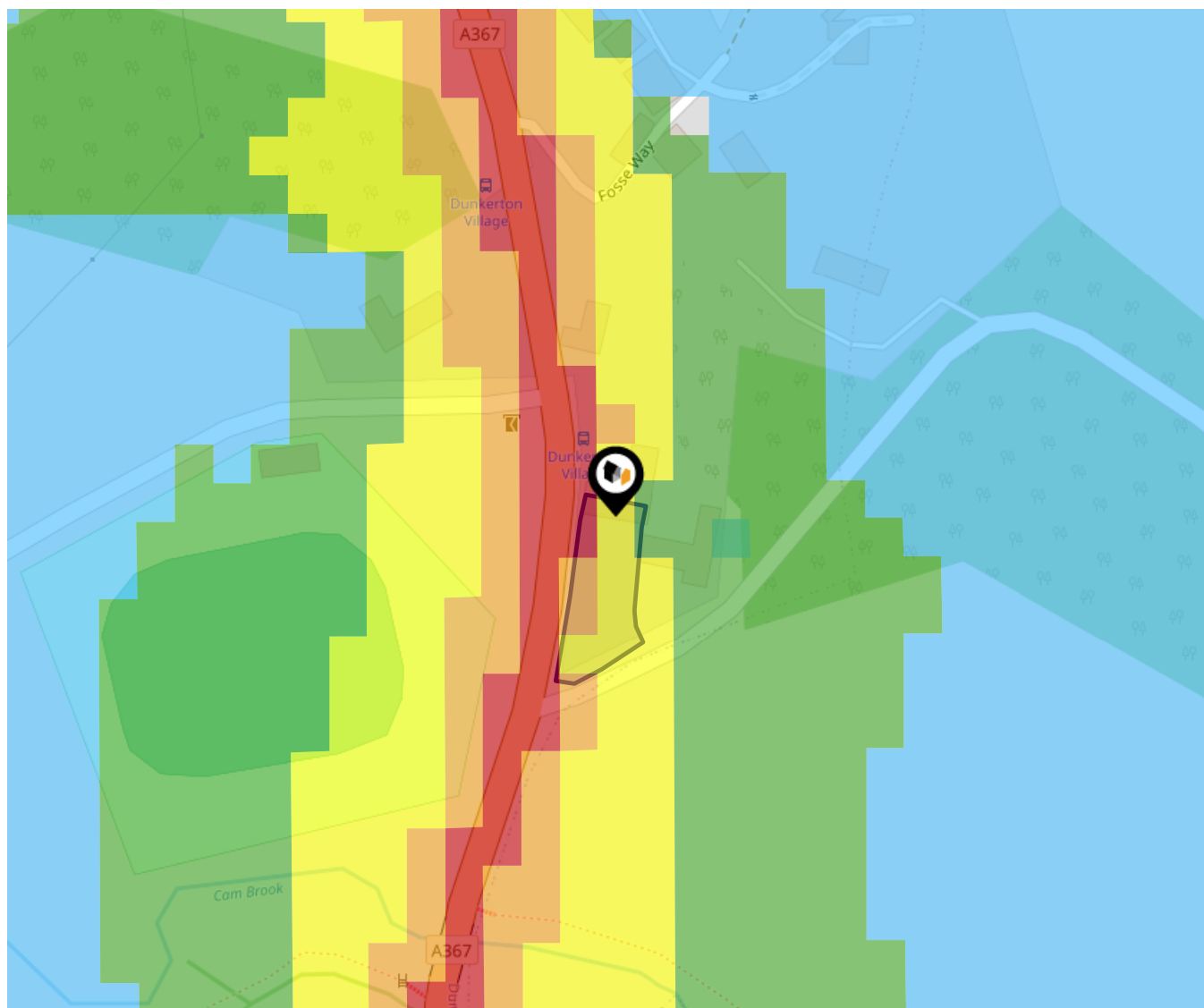
Key:

-  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).





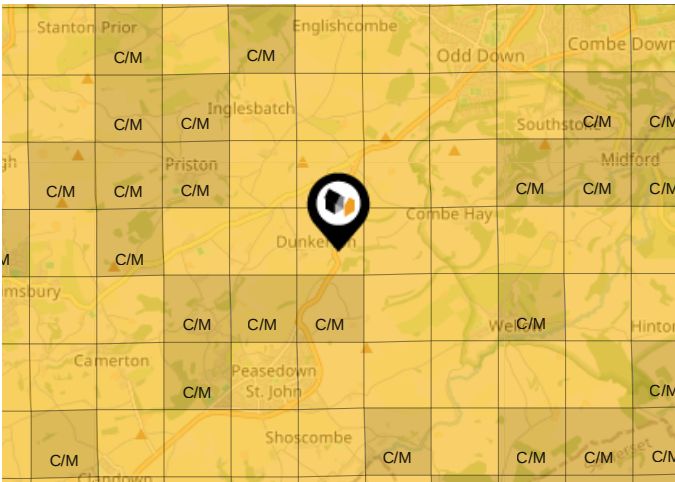
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	LOAM SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

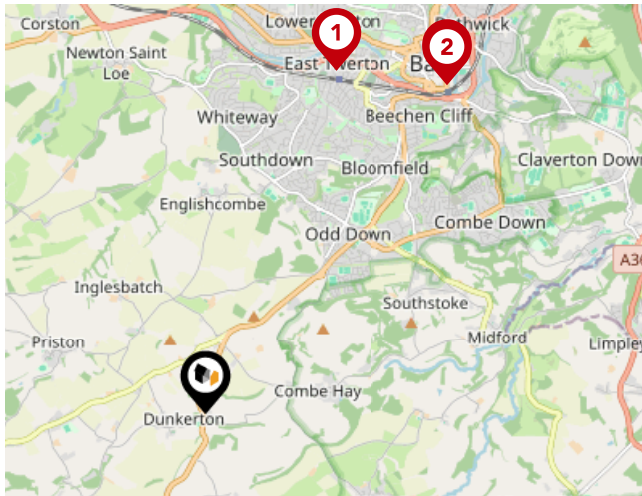


Primary Classifications (Most Common Clay Types)

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

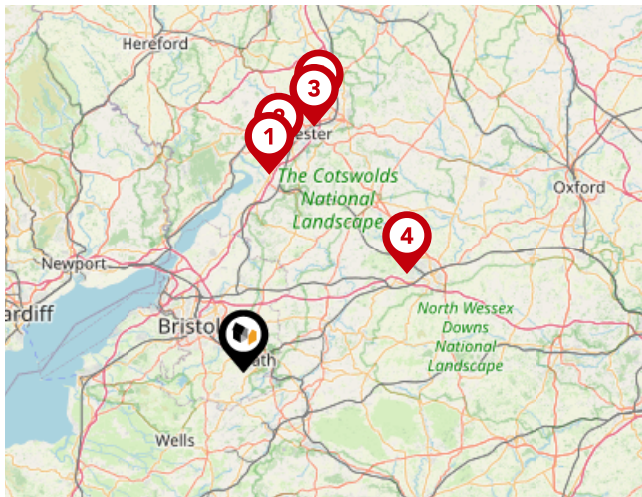
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Oldfield Park Rail Station	3.39 miles
2	Bath Spa Rail Station	3.78 miles
3	Bath Spa Rail Station	3.79 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	29.67 miles
2	M5 J12	32.59 miles
3	M5 J11A	37.76 miles
4	M4 J16	28.07 miles
5	M5 J11	40.04 miles

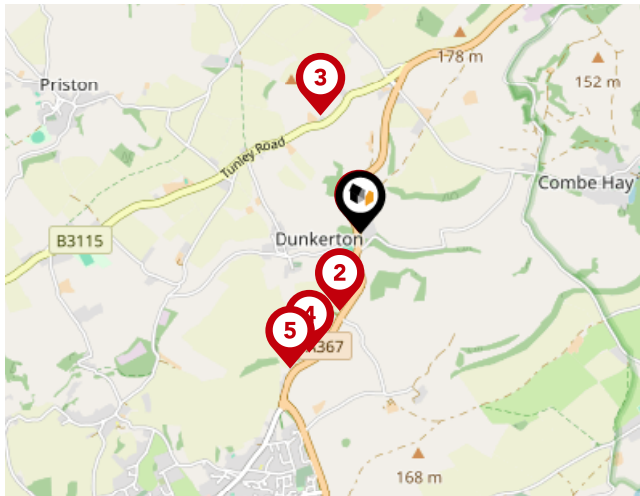


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	13.55 miles
2	Felton	13.55 miles
3	Staverton	40.17 miles
4	Cardiff Airport	40.42 miles

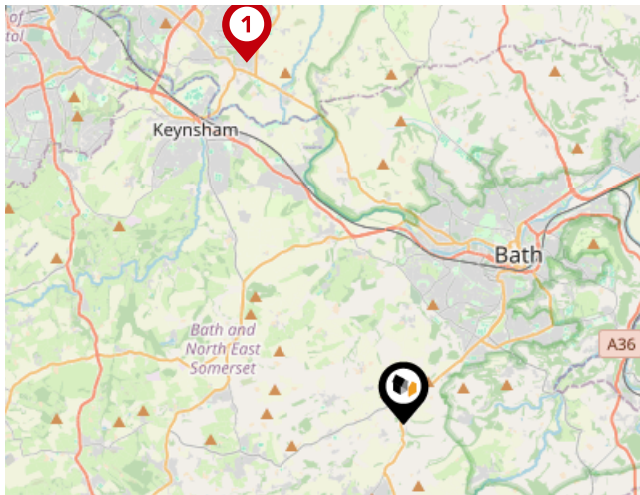
Area

Transport (Local)



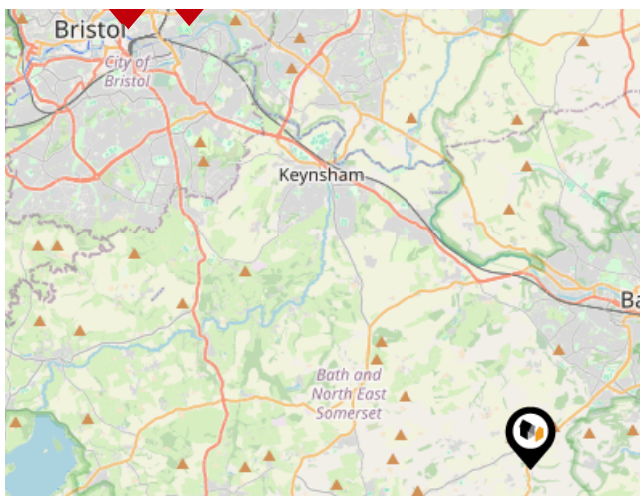
Bus Stops/Stations

Pin	Name	Distance
1	Dunkerton Village	0.01 miles
2	White Ox Mead Lane	0.37 miles
3	Westbury Fm	0.58 miles
4	Prince of Wales	0.6 miles
5	Prince of Wales	0.7 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	7.3 miles



Ferry Terminals

Pin	Name	Distance
1	Netham Lock Ferry Terminal	10.34 miles
2	Temple Meads Station Ferry Landing	11.05 miles
3	Temple Bridge (Bristol) Ferry Landing	11.17 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

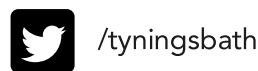


Everything about Nikki and Ben at TYNINGS is outstanding. Their experience, market knowledge, professionalism and attention to detail is second to none. And above all their other qualities, they are an absolute pleasure to deal with.

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/

Important - Please Read

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TYNINGS Estate Agents

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