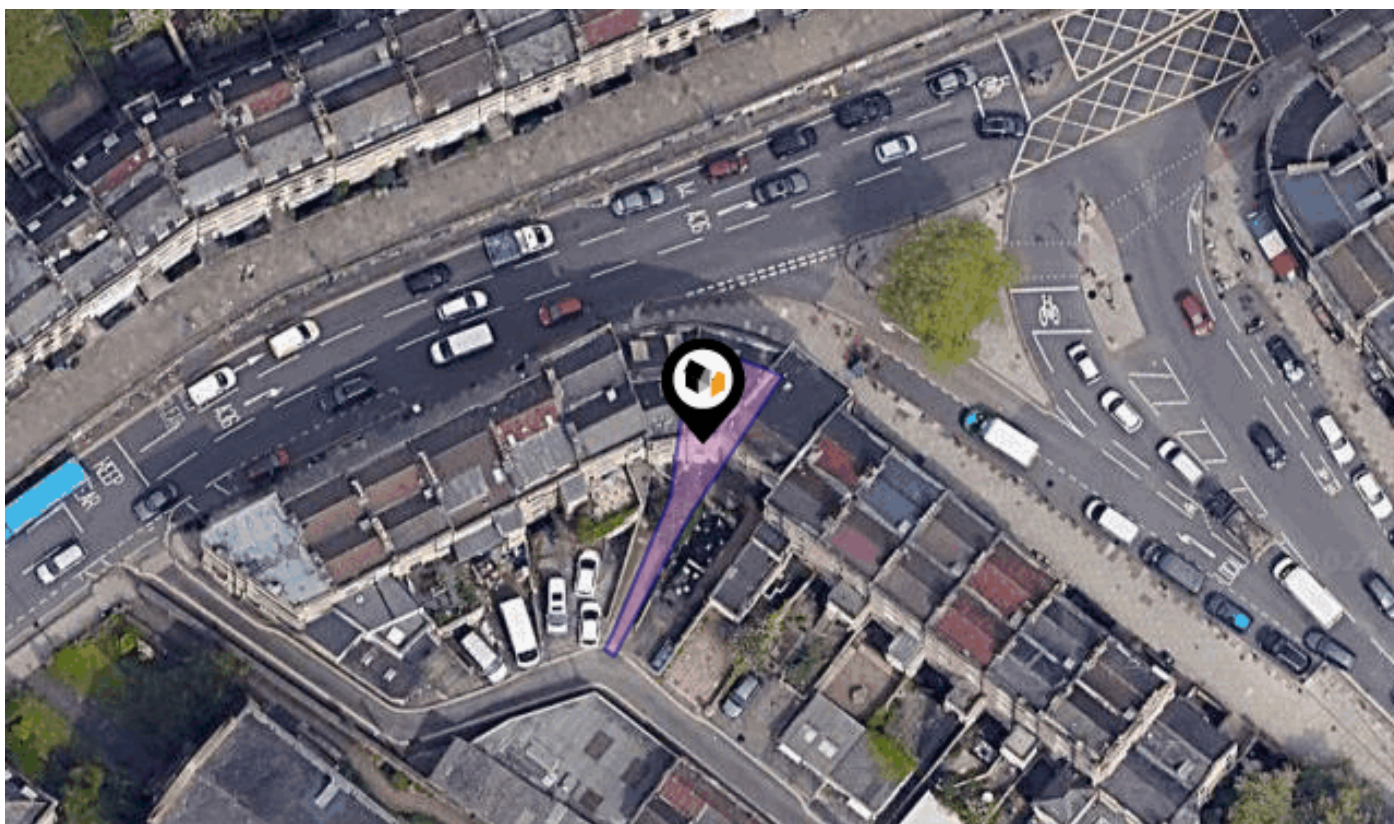




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 29th May 2024



CLEVELAND PLACE WEST, BATH, BA1

Asking Price : £395,000

Martin & Co Bath

1 Cleveland Terrace, Bath, BA1 5DF

01225 429999

david.minors@martinco.com

www.martinco.com/estate-agents-and-letting-agents/branch/bath



LONG LEASEHOLD - 3 BEDROOM MAISONETTE

A rarely available Grade II listed Georgian property with high ceilings and an abundance of period features. Located in a central location close to Bath City Centre, this three bedroom maisonette is set over 4 floors it has the benefit of an off-street parking space.

The entrance to the property opens into a ground floor hallway with abundant storage, which would make an ideal study area. Please note that under the carpet the staircase is the original stone counterbalance stairs. On the first floor you will find a large drawing room flooded with natural light from three impressive Georgian sash windows.

The kitchen is also on this floor and benefits from an integrated electric oven, gas hob and dishwasher and far reaching views. The second floor provides two bedrooms and a bathroom with roll top bath. The third floor is dominated by a large master bedroom with an en-suite shower room. Given the size of this bedroom and unused storage eves space,.

This property benefits from a generous lease with only a share of the building insurance to pay.... i.e. No Service Charge, No Ground Rent. Externally, the property has an off-street parking space which is shared with a neighbouring property. This is a rare addition for a property so central.

The property also benefits from having no onward chain. Situated on the Eastern side of the city, providing easy access to the Batheaston bypass and M4. Bath City Centre has amazing architecture including The Royal Crescent, Bath Abbey and The Roman Baths. It also offers excellent shopping, with many high street retailers and independent shops along with its many bars, pubs, restaurants.

Bath Spa Train Station has services to Bristol and a direct route to London Paddington. All viewings strictly by appointment through Martin & Co Bath.

AGENTS NOTES - There is shared access to the driveway.

No service charge or ground rent - holiday lets allowed



Property

Type:	Flat / Maisonette	Last Sold £/ft²:	£217
Bedrooms:	3	Asking Price:	£395,000
Floor Area:	1,492 ft ² / 138 m ²	Tenure:	Leasehold
Plot Area:	0.02 acres	Start Date:	04/11/1985
Year Built :	Before 1900	End Date:	25/06/2984
Council Tax :	Band B	Lease Term:	999 years from 25 June 1985
Annual Estimate:	£1,676	Term Remaining:	960 years
Title Number:	AV115793		
UPRN:	10001134168		

Local Area

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

Satellite/Fibre TV Availability:



Planning History

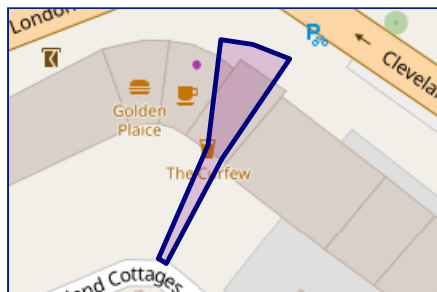
This Address



Planning records for: *12a, Cleveland Place West, Bath, BA1 5DG*

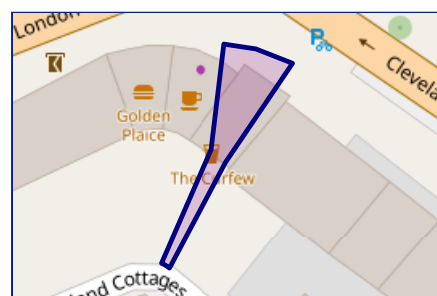
Reference - 96/00009/CLEU	
Decision:	Approve
Date:	24th May 1996
Description:	The use of the land specified in the Second Schedule as a self-contained maisonette on part of the ground floor, first, second and third floors

Freehold Title Plan



AV71298

Leasehold Title Plan



AV115793

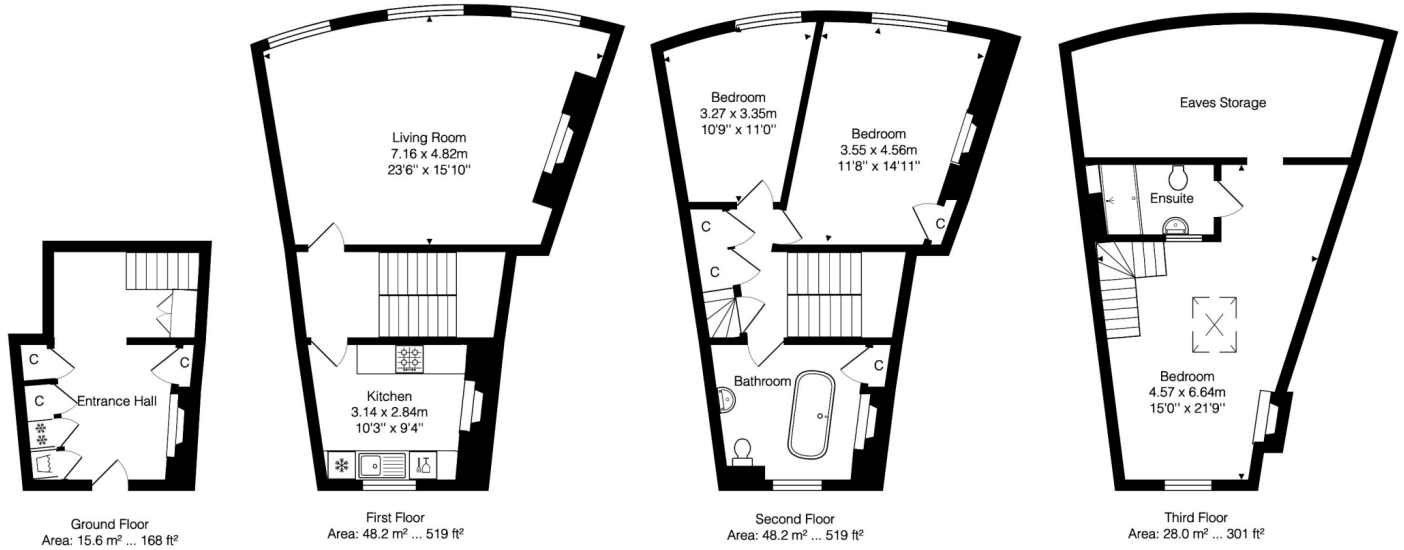
Start Date: 04/11/1985
End Date: 25/06/2984
Lease Term: 999 years from 25 June 1985
Term Remaining: 960 years





CLEVELAND PLACE WEST, BATH, BA1

12a Cleveland Place West, Bath



Total Area: 138.6 m² ... 1492 ft² (excluding eaves storage)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.

Area includes internal and external wall thickness
www.energyassessmentservices.co.uk

BA1

Energy rating

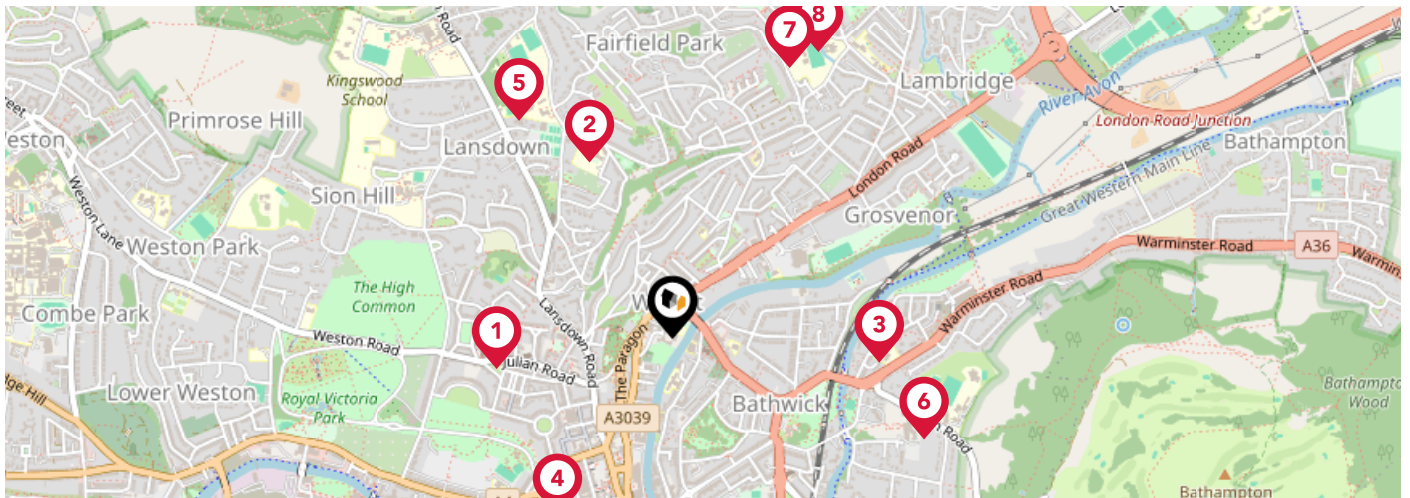
E

Valid until 29.05.2031

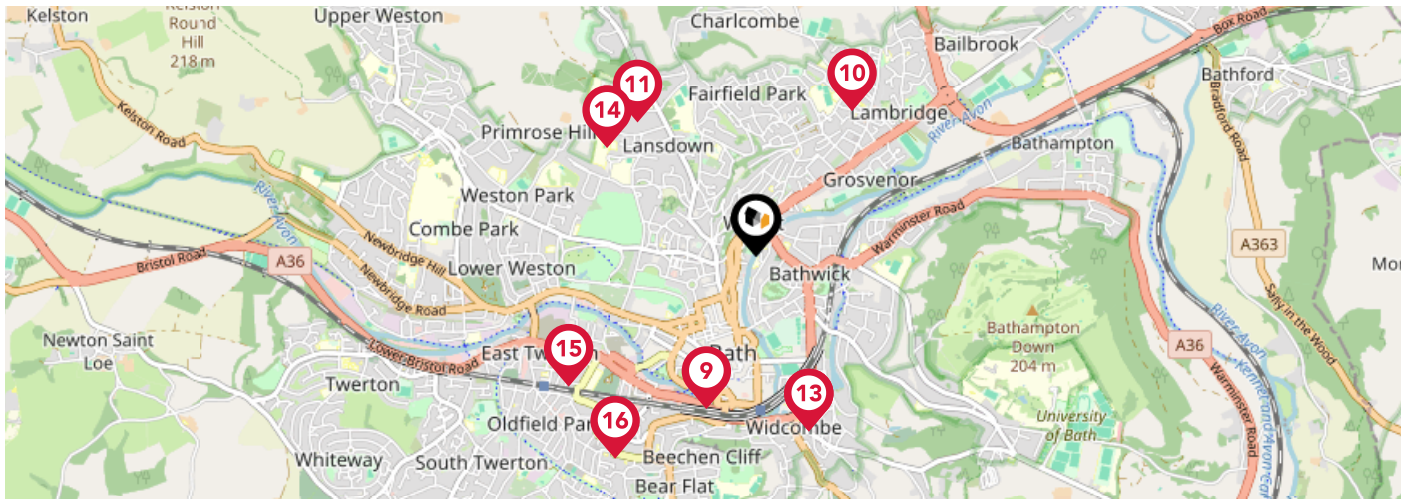
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Additional EPC Data

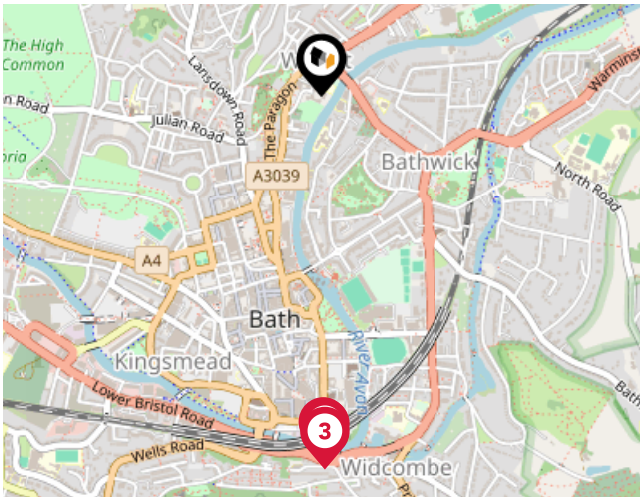
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	6
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 93% of fixed outlets
Floors:	(other premises below)
Total Floor Area:	127 m ²



		Nursery	Primary	Secondary	College	Private
1	St Andrew's Church School Ofsted Rating: Good Pupils: 219 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Stephens Church School Ofsted Rating: Good Pupils: 385 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Bathwick St Mary Church School Ofsted Rating: Outstanding Pupils: 215 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Bath Academy Ofsted Rating: Not Rated Pupils: 86 Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Royal High School GDST Ofsted Rating: Not Rated Pupils: 611 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	King Edward's School Ofsted Rating: Not Rated Pupils: 1110 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Mark's CofE School Ofsted Rating: Good Pupils:0 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Saviours Infant Church School Ofsted Rating: Good Pupils: 161 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

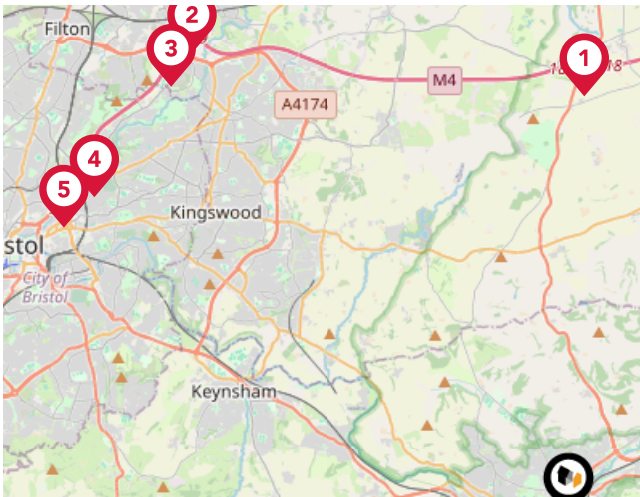


		Nursery	Primary	Secondary	College	Private
	Bath College Ofsted Rating: Good Pupils:0 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Saviours Junior Church School Ofsted Rating: Good Pupils: 233 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingswood School Ofsted Rating: Not Rated Pupils: 800 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Widcombe Infant School Ofsted Rating: Good Pupils: 182 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Widcombe CofE Junior School Ofsted Rating: Outstanding Pupils: 238 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingswood Preparatory School Ofsted Rating: Not Rated Pupils: 373 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oldfield Park Infant School Ofsted Rating: Good Pupils: 179 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hayesfield Girls School Ofsted Rating: Good Pupils: 1385 Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



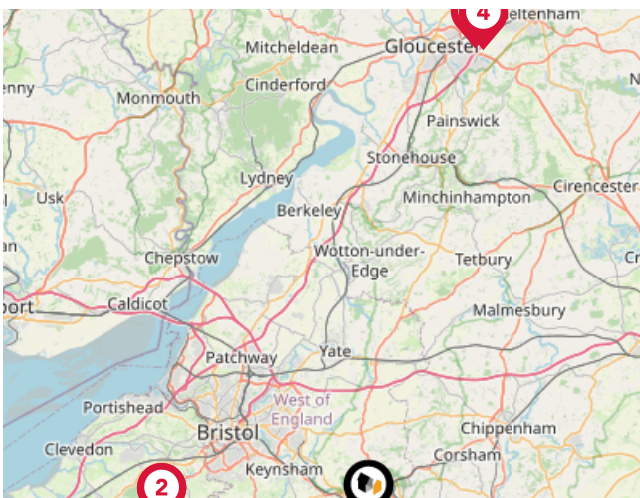
National Rail Stations

Pin	Name	Distance
1	Bath Spa Rail Station	0.84 miles
2	Bath Spa Rail Station	0.85 miles
3	Bath Spa Rail Station	0.86 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	7.75 miles
2	M4 J19	11.03 miles
3	M32 J1	10.82 miles
4	M32 J2	10.56 miles
5	M32 J3	10.75 miles



Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	15.27 miles
2	Bristol International Airport	15.27 miles
3	Gloucestershire Airport	35.89 miles
4	Gloucestershire Airport	35.83 miles

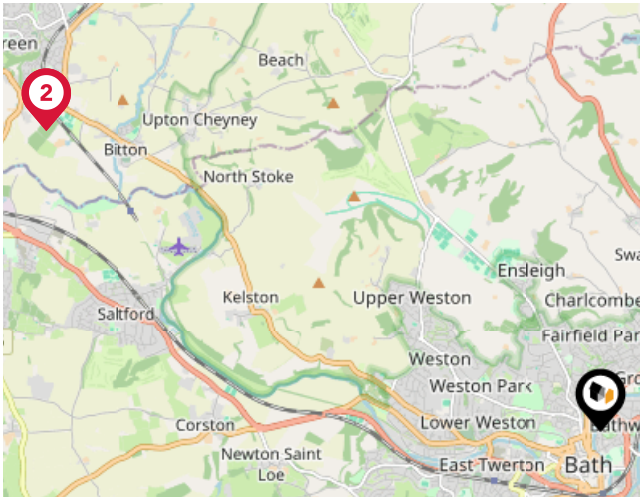
Area

Transport (Local)



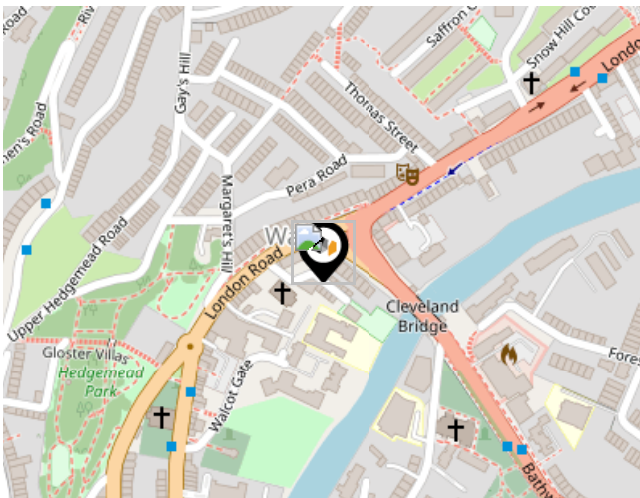
Bus Stops/Stations

Pin	Name	Distance
1	Walcot Gate	0.11 miles
2	Walcot Gate	0.14 miles
3	Henrietta Court	0.15 miles
4	Henrietta Court	0.16 miles
5	St Stephen's Road	0.16 miles



Local Connections

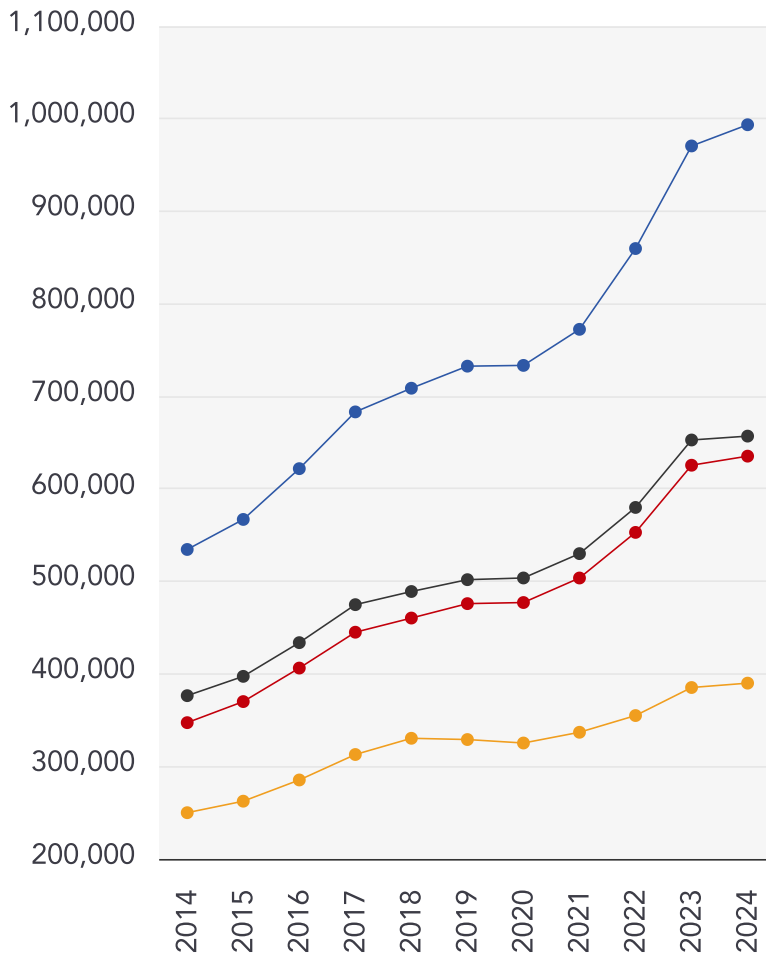
Pin	Name	Distance
1	Bitton (Avon Valley Railway)	5.85 miles
2	Bitton (Avon Valley Railway)	5.85 miles



Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	10.57 miles
2	Temple Meads Station Ferry Landing	10.57 miles
3	Temple Meads Station Ferry Landing	10.57 miles

10 Year History of Average House Prices by Property Type in BA1



Detached

+85.88%

Terraced

+74.5%

Semi-Detached

+82.93%

Flat

+56%



Martin & Co Bath

We are proud to have managed residential sales and property lets in the heart of Bath and the surrounding areas, since 2004.

As a UNESCO World Heritage site, the city of Bath attracts many visitors, who visit its Roman Baths and historic sites all year round. Its outstanding schools and significantly low crime rate make the city a much desired location.

Our Bath-born Director Brian Phillips is a Member of the Association of Residential Letting Agents (ARLA), and has excellent local knowledge and understanding of the latest property trends.

Our team at Martin & Co Bath is on hand to provide friendly, professional advice on sales, lettings or buy-to-let investments. A full management service is also available to all UK and overseas landlords.

If you're looking for a property to buy, let or rent in Bath, please contact a member of our dedicated team who will be happy to help.

Testimonial 1



I contacted Martin & Co to sell my house, and found them efficient, courteous and very knowledgeable about the state of the market locally and the wider situation in the economy. I liked the face to face approach and the feeling that you're more than just another sale.

Testimonial 2



We had a move which was really time critical and Bebe was excellent in helping us get what we needed in a new home. She really made us feel like we were cared for as prospective tenants and she completely understood our difficult situation and pulled out all the stops to help us. We would definitely rent with these guys in the future and will be recommending them to anyone who asks us!

Testimonial 3



Professional, very helpful and friendly staff.



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/company/martin-&-co-/

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Martin & Co Bath

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