

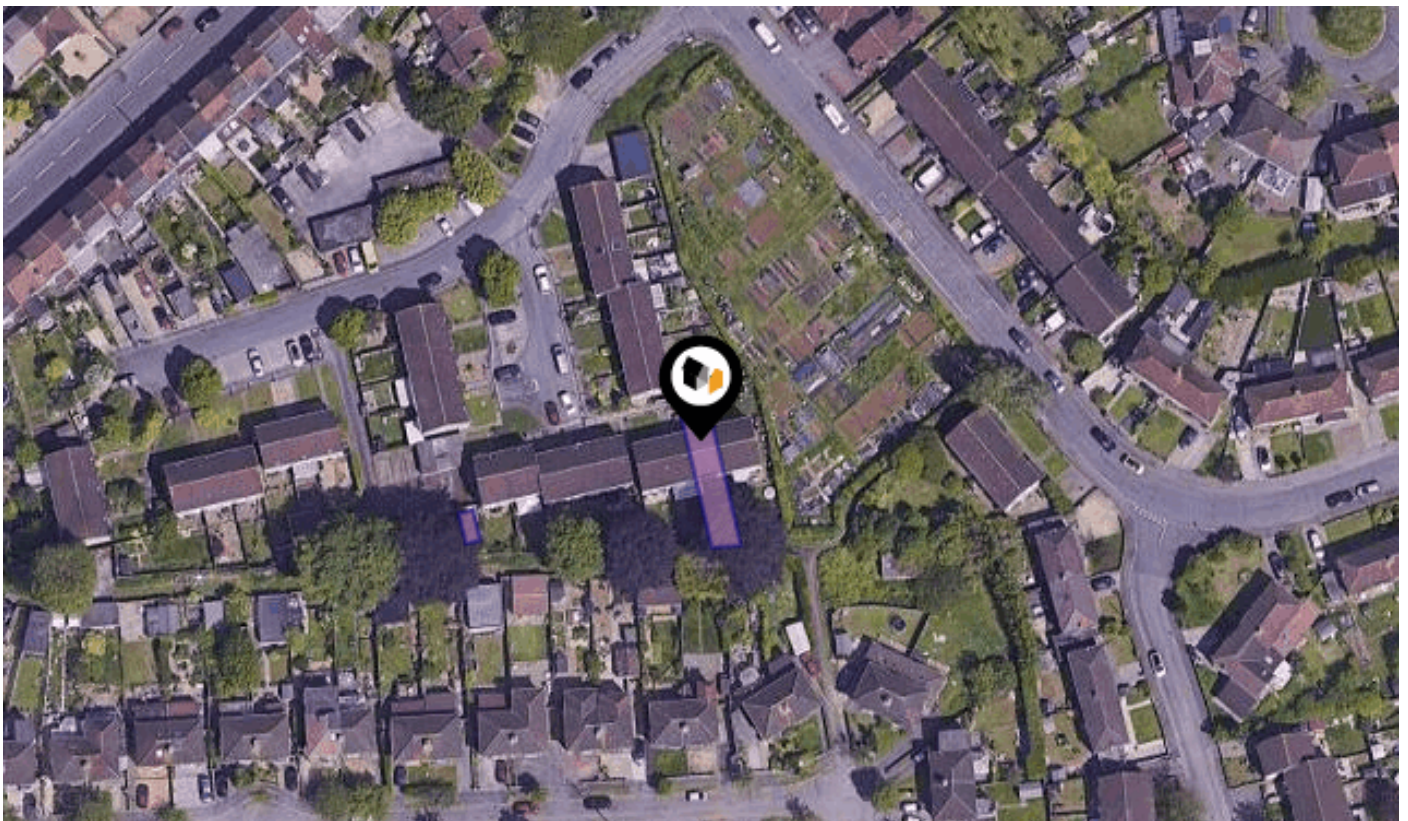


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 12<sup>th</sup> April 2024



## ABINGDON GARDENS, BATH, BA2

Offers Over : £300,000

### Martin & Co Bath

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[www.martinco.com/estate-agents-and-letting-agents/branch/bath](http://www.martinco.com/estate-agents-and-letting-agents/branch/bath)



## Property

<b>Type:</b>	Terraced	<b>Last Sold £/ft<sup>2</sup>:</b>	£174
<b>Bedrooms:</b>	3	<b>Offers Over:</b>	£300,000
<b>Floor Area:</b>	785 ft <sup>2</sup> / 73 m <sup>2</sup>	<b>Tenure:</b>	Leasehold
<b>Plot Area:</b>	0.03 acres	<b>Start Date:</b>	13/12/1981
<b>Year Built :</b>	1967-1975	<b>End Date:</b>	29/09/2979
<b>Council Tax :</b>	Band C	<b>Lease Term:</b>	999 years from 29 September 1980
<b>Annual Estimate:</b>	£1,916	<b>Term Remaining:</b>	956 years
<b>Title Number:</b>	AV64504		
<b>UPRN:</b>	100120000041		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>23</b> mb/s	<b>69</b> mb/s	<b>1000</b> mb/s

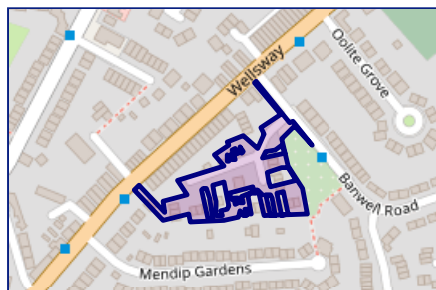
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

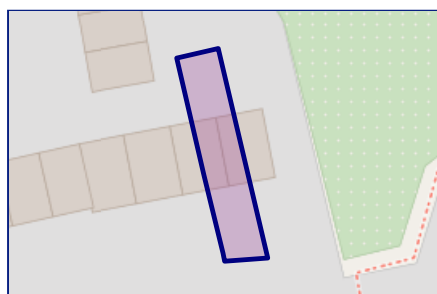


## Freehold Title Plan



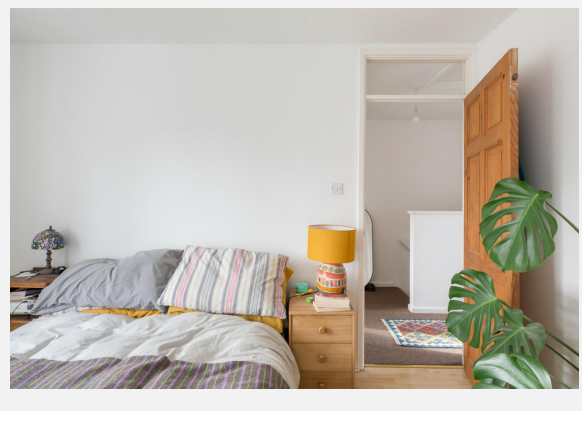
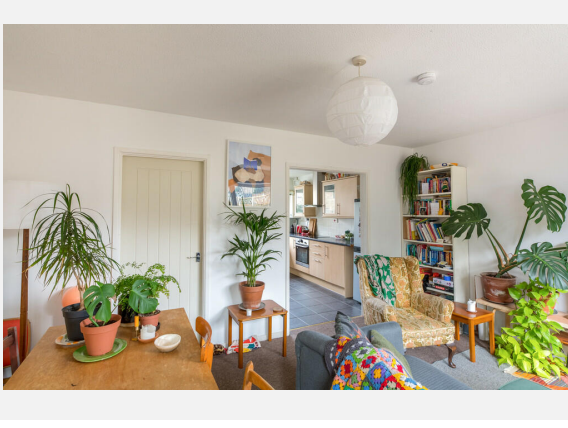
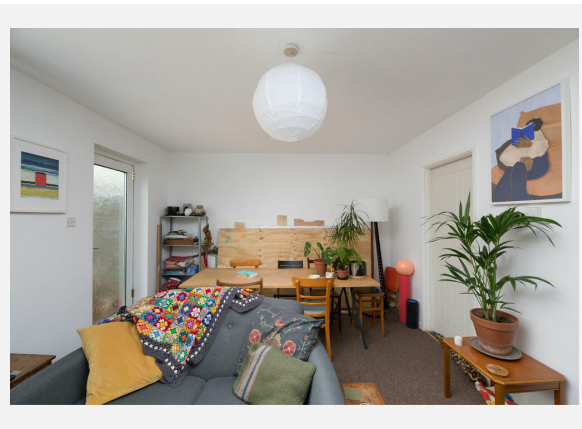
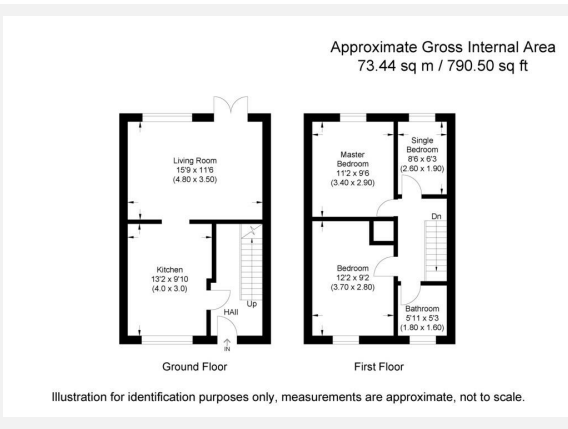
**AV52481**

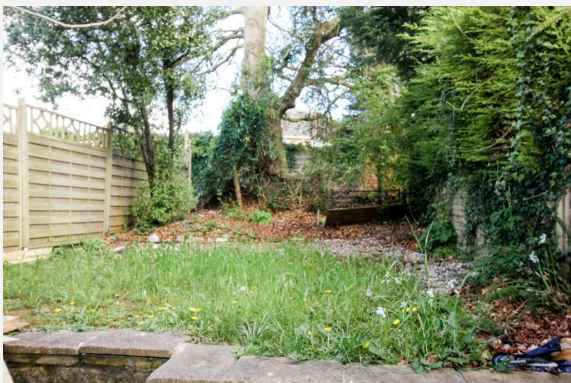
## Leasehold Title Plan



**AV64504**

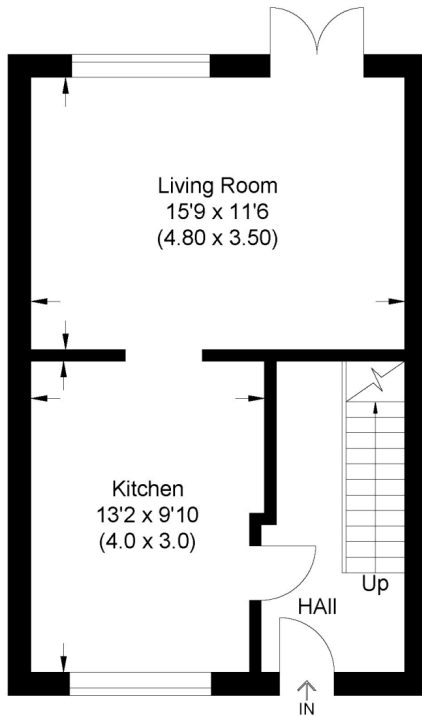
Start Date: 13/12/1981  
End Date: 29/09/2979  
Lease Term: 999 years from 29 September 1980  
Term Remaining: 956 years



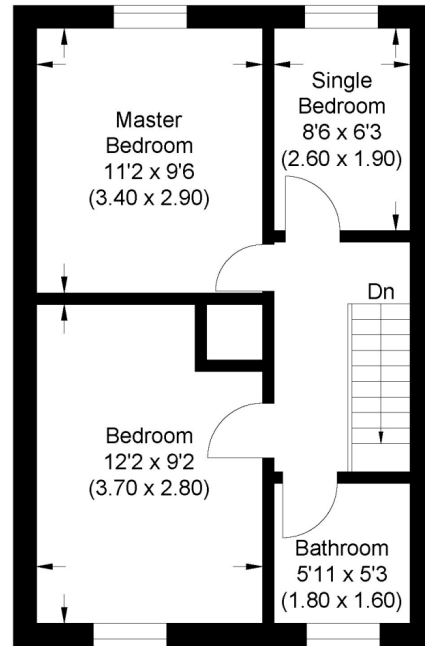


## ABINGDON GARDENS, BATH, BA2

Approximate Gross Internal Area  
73.44 sq m / 790.50 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

BATH, BA2

Energy rating

# C

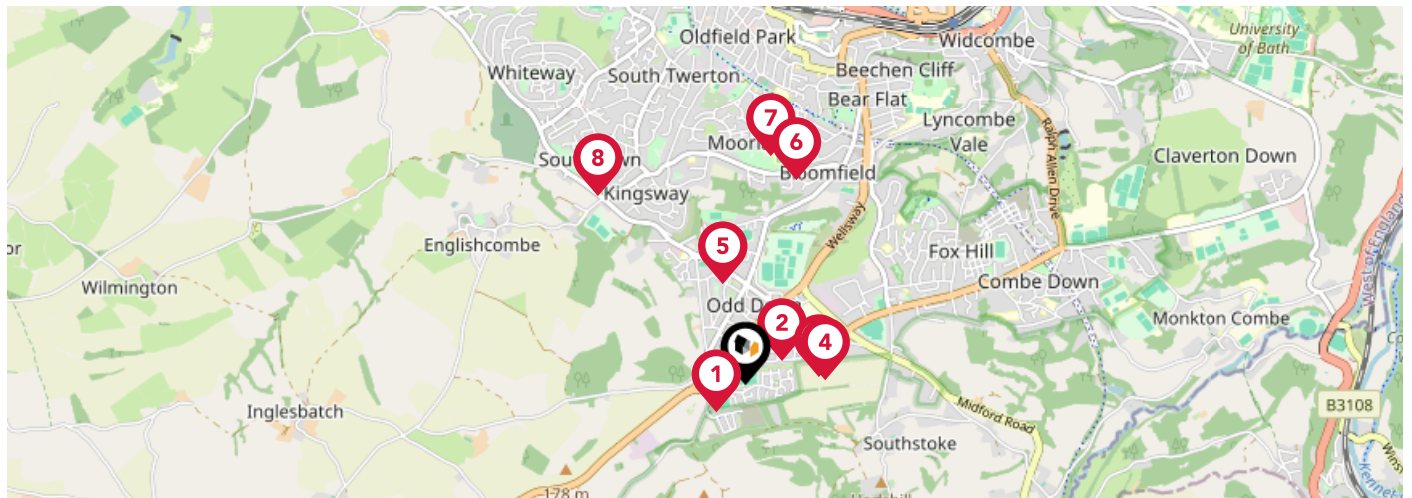
Valid until 28.01.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

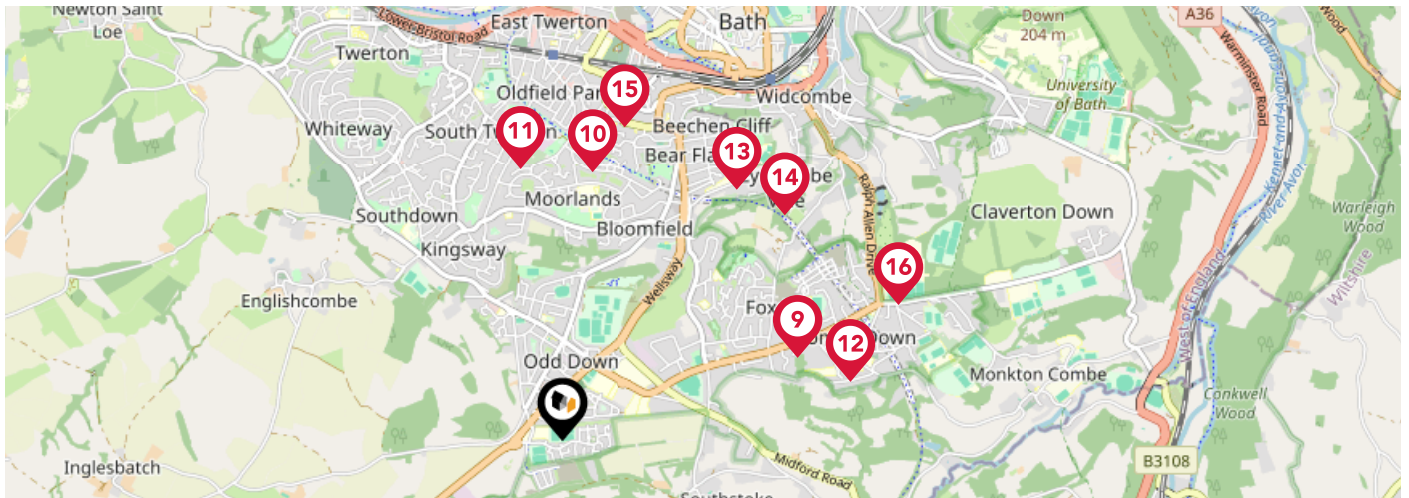
## Additional EPC Data

<b>Property Type:</b>	Mid-terrace house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	73 m <sup>2</sup>

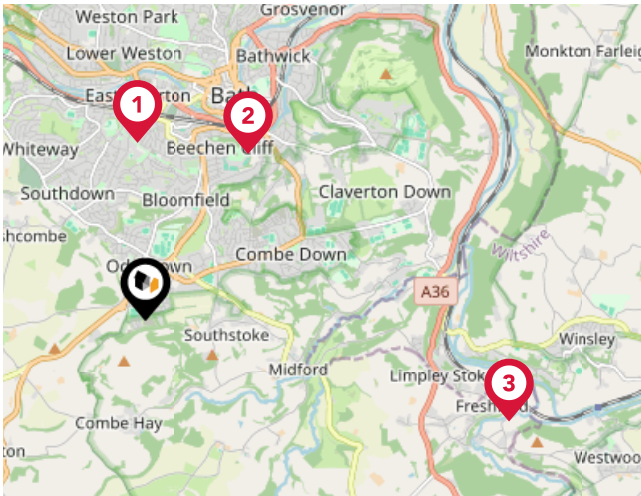




		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Saint Gregory's Catholic College</b> Ofsted Rating: Outstanding   Pupils: 977   Distance:0.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Martin's Garden Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 197   Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Aspire Academy</b> Ofsted Rating: Good   Pupils: 59   Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Three Ways School</b> Ofsted Rating: Good   Pupils: 220   Distance:0.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Philip's CofE Primary School</b> Ofsted Rating: Good   Pupils: 278   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Moorlands Junior School</b> Ofsted Rating: Good   Pupils: 224   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Moorlands Infant School</b> Ofsted Rating: Good   Pupils: 169   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Roundhill Primary School</b> Ofsted Rating: Inadequate   Pupils: 320   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

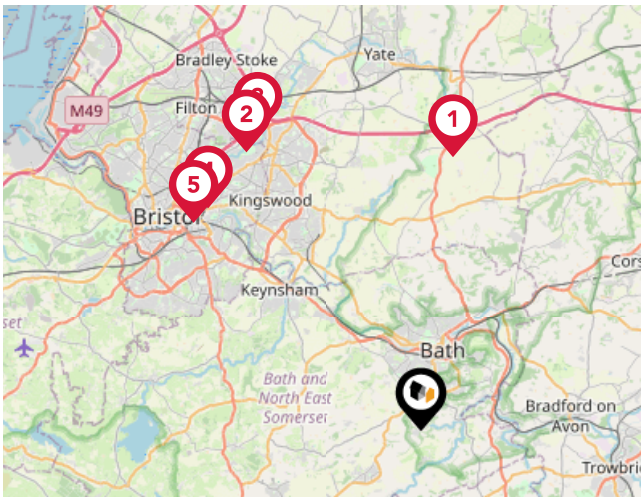


	Nursery	Primary	Secondary	College	Private
<b>Mulberry Park Educate Together Primary Academy</b> Ofsted Rating: Not Rated   Pupils: 44   Distance: 1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St John's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 315   Distance: 1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Oldfield Park Junior School</b> Ofsted Rating: Good   Pupils: 248   Distance: 1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Combe Down CofE Primary School</b> Ofsted Rating: Good   Pupils: 414   Distance: 1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Beechen Cliff School</b> Ofsted Rating: Inadequate   Pupils: 1286   Distance: 1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The Paragon School, Junior School of Prior Park College</b> Ofsted Rating: Not Rated   Pupils: 261   Distance: 1.47	<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: 1385   Distance: 1.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Prior Park College</b> Ofsted Rating: Not Rated   Pupils: 597   Distance: 1.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



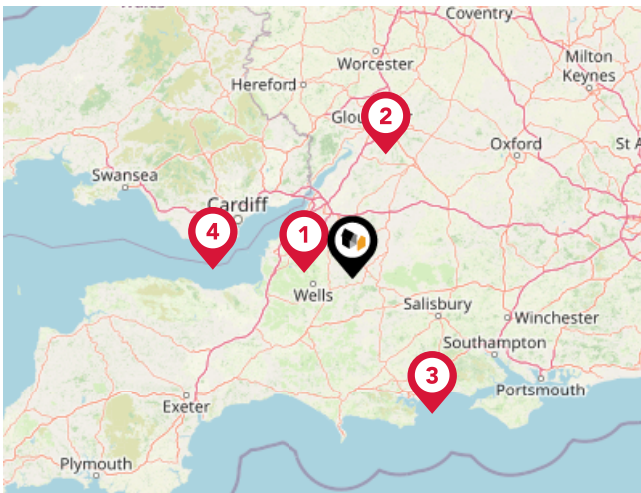
## National Rail Stations

Pin	Name	Distance
1	Oldfield Park Rail Station	1.65 miles
2	Bath Spa Rail Station	1.81 miles
3	Freshford Rail Station	3.5 miles



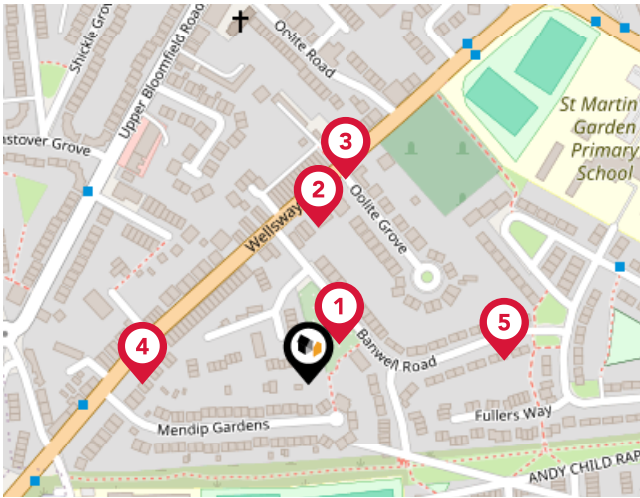
## Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	10.21 miles
2	M32 J1	12.15 miles
3	M4 J19	12.49 miles
4	M32 J2	11.39 miles
5	M32 J3	11.4 miles



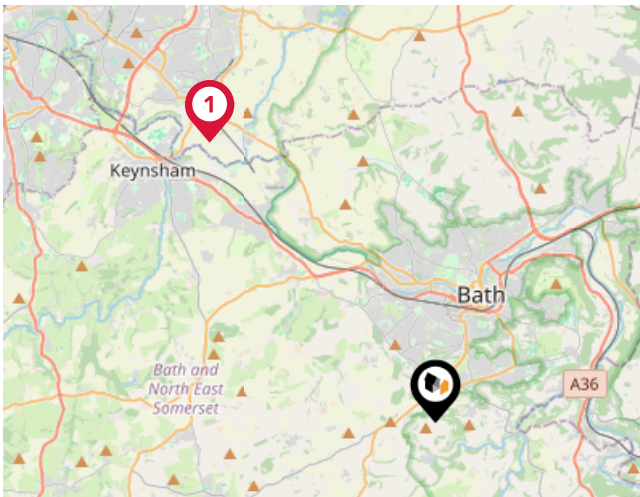
## Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	14.49 miles
2	Gloucestershire Airport	38.37 miles
3	Bournemouth International Airport	46.51 miles
4	Cardiff International Airport	41.55 miles



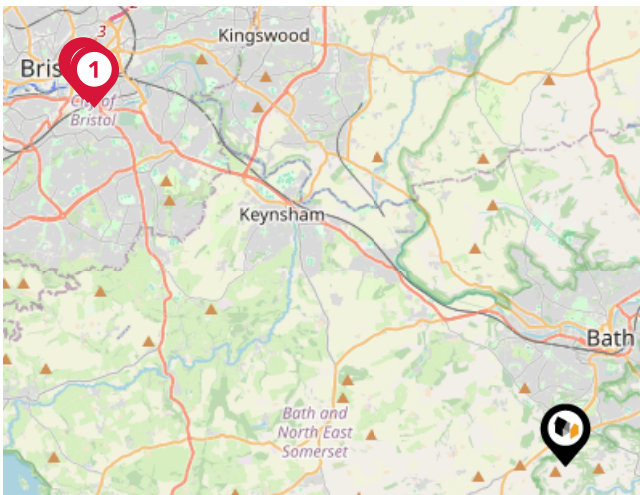
## Bus Stops/Stations

Pin	Name	Distance
1	Abingdon Gardens	0.03 miles
2	Oolite Grove	0.09 miles
3	Oolite Grove	0.12 miles
4	Mendip Gardens	0.1 miles
5	Banwell Road	0.11 miles



## Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	6.67 miles



## Ferry Terminals

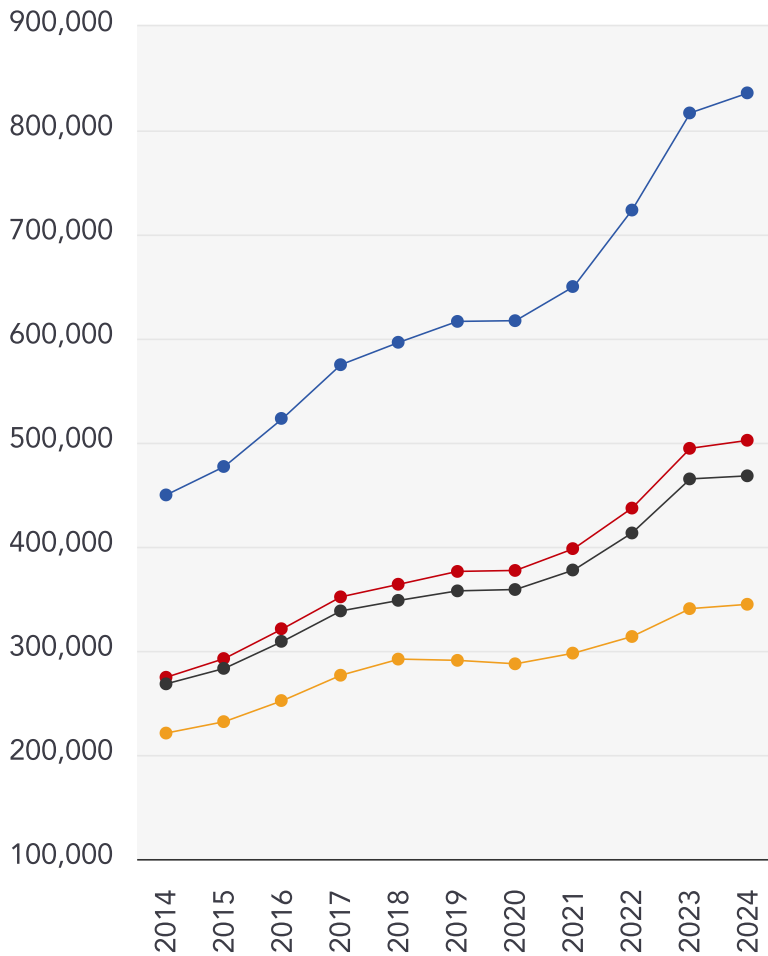
Pin	Name	Distance
1	Temple Meads Station Ferry Landing	10.97 miles
2	Temple Bridge (Bristol) Ferry Landing	11.1 miles
3	St Philip's Bridge	11.22 miles

# 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%**



### Martin & Co Bath

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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.

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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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# Martin & Co Bath

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