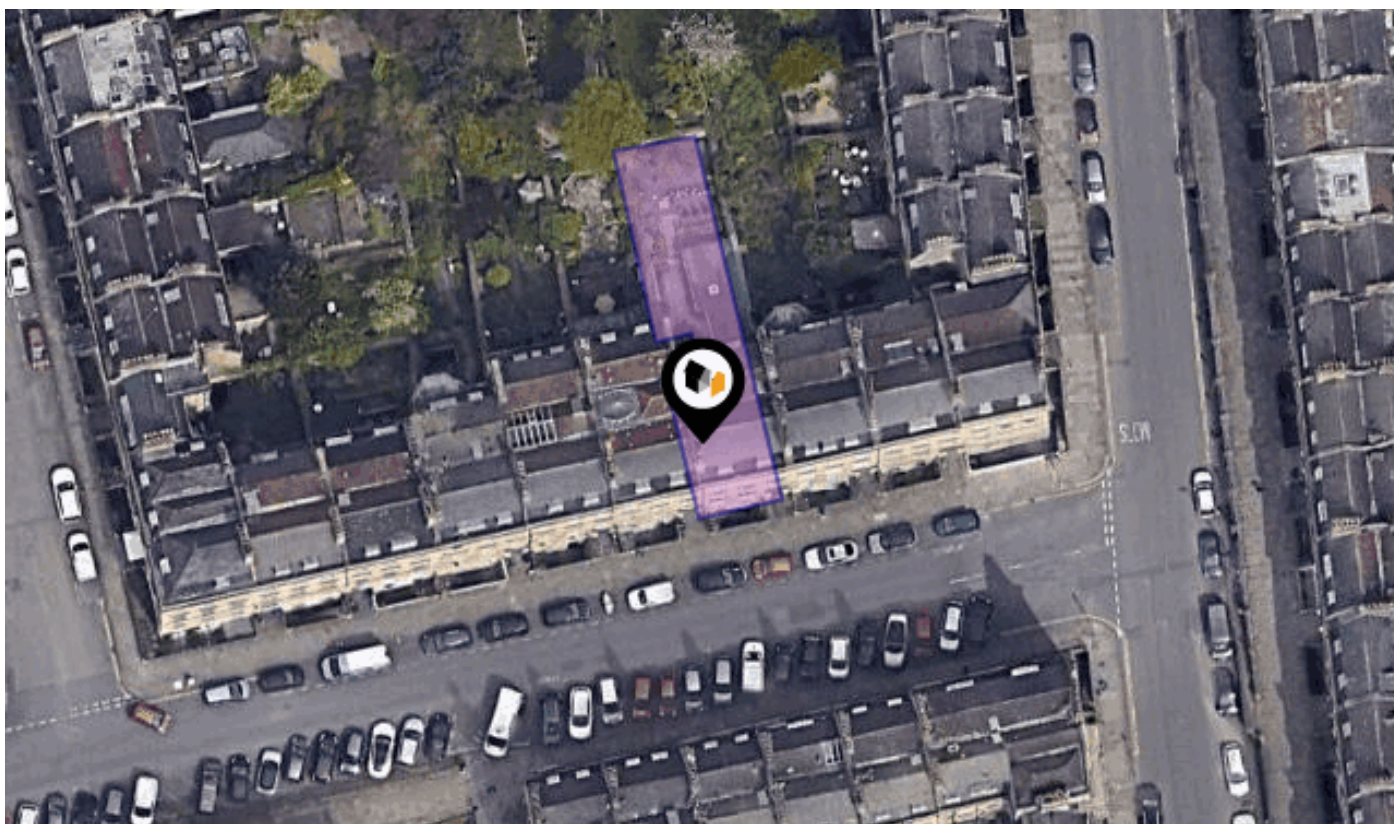




# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 22<sup>nd</sup> February 2024



## BENNETT STREET, BATH, BA1

Asking Price : £350,000

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



Georgian Grade II Basement Apartment - Leasehold

Martin and Co Bath are offering for sale this City Centre Georgian Basement Flat for sale with no onward chain. The property is currently let out so there is a commercial income available should you be looking at investments or it could be a great first time or if you are looking to downsize.

From Bennett Street stairs lead down to your own entrance porch which has tiled flooring and the inner hallway which has a large storage cupboard and carpet covered flooring. The living room which is set to the rear of the property has windows over looking the external space along with a feature fire place Dado rails , storage cupboard , carpet covered flooring and a door leading through to Kitchen.

The Kitchen has direct access to the external courtyard area. There is a window which overlooks the outside space a single drainer sink unit, wall and base units, plumbing for a washing machine, wood effect laminated work top surfaces, space for an upright fridge freezer , built in hob and overhead extractor fan, breakfast bar and underfloor heating. There are two double bedrooms of which one is currently used as an office both with carpeted flooring and the bathroom has an enclosed panelled bath with a shower attachment, a low level WC, vanity sink unit with a small cupboard and draws , part tiled walls and under floor heating.

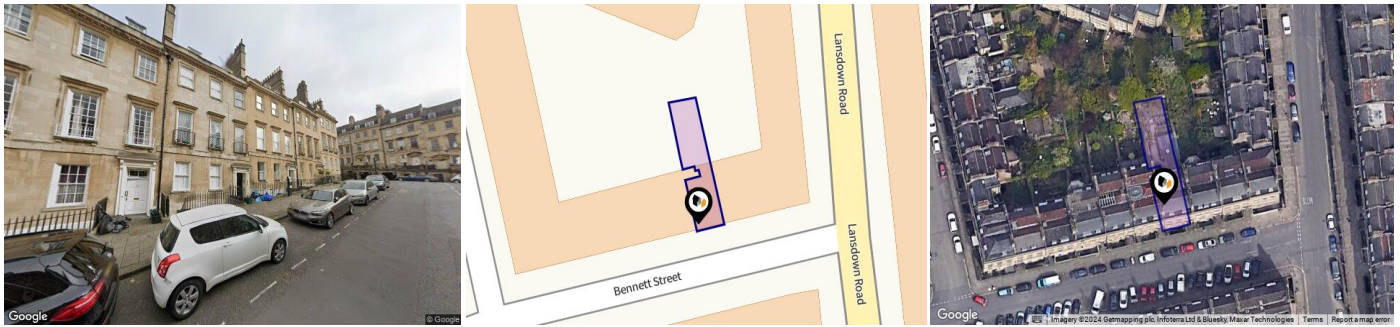
There is a small external courtyard space which is accessed from the Kitchen and a front vault. If you fancy a stroll then you can enjoy the excellent shopping, with main high street retailers and boutique outlets and of course.

There are many bars, pubs, restaurants and some amazing architecture including the Circus, Pulteney Bridge and The Royal Crescent which is simply outstanding, so take in what Bath has to offer. You are only a short walk to Bath Abbey, The Roman Baths, and Bath Spa Train Station with service locally, Bristol and London Paddington.

### HOT WATER

Domestic hot water is taken care of by a SAHP (solar assisted heat pump), connected to an unvented cylinder and achieved via the panel at the exterior wall of the property, providing water at 55 c 24/7

Service charge approx. £2800 per year TBC



## Property

<b>Type:</b>	Property Shell	<b>Last Sold £/ft<sup>2</sup>:</b>	£697
<b>Bedrooms:</b>	2	<b>Asking Price:</b>	£350,000
<b>Floor Area:</b>	882 ft <sup>2</sup> / 82 m <sup>2</sup>	<b>Tenure:</b>	Leasehold
<b>Plot Area:</b>	0.05 acres	<b>Start Date:</b>	12/03/2000
<b>Council Tax :</b>	Band B	<b>End Date:</b>	25/12/2112
<b>Annual Estimate:</b>	£1,516	<b>Lease Term:</b>	125 years from 25 December 1987
<b>Title Number:</b>	ST184875	<b>Term Remaining:</b>	88 years
<b>UPRN:</b>	100121396642		

## Local Area

<b>Local Authority:</b>	Bath and north east somerset
<b>Conservation Area:</b>	Bath, Bath and North East Somerset
<b>Flood Risk:</b>	
● Rivers & Seas	Very Low
● Surface Water	Very Low

### Satellite/Fibre TV Availability:



Planning records for: *21, Bennett Street, Bath, BA1 2QL*

Reference - 18/05139/LBA	
<b>Decision:</b>	Consent
<b>Date:</b>	31st January 2019
<b>Description:</b>	Internal and external alterations for the general upgrading of the flat and alterations to the rear extension. (Regularisation).

Reference - 18/05138/VAR	
<b>Decision:</b>	Application Permitted
<b>Date:</b>	31st January 2019
<b>Description:</b>	Variation of condition 2 (plans list) of application 16/02167/FUL (Internal and external alterations for the general upgrading of the flat and alterations to the rear extension).

Reference - 18/05139/LBA	
<b>Decision:</b>	Consent
<b>Date:</b>	31st January 2019
<b>Description:</b>	Internal and external alterations for the general upgrading of the flat and alterations to the rear extension. (Regularisation).

Reference - 18/05138/VAR	
<b>Decision:</b>	Application Permitted
<b>Date:</b>	31st January 2019
<b>Description:</b>	Variation of condition 2 (plans list) of application 16/02167/FUL (Internal and external alterations for the general upgrading of the flat and alterations to the rear extension).

Planning records for: *21, Bennett Street, Bath, BA1 2QL*

Reference - 18/03673/LBA	
Decision:	Consent
Date:	16th August 2018
Description:	Internal and external alterations to renovate flat including installation of new bathroom window and boiler flue

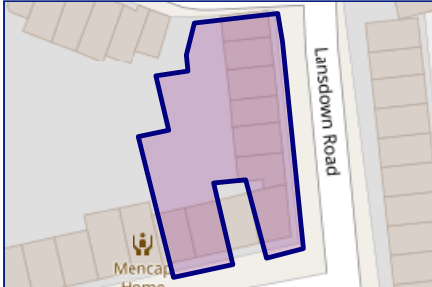
  

Reference - 16/02167/FUL	
Decision:	Application Permitted
Date:	04th May 2016
Description:	Internal and external alterations for the general upgrading of the flat and alterations to the rear extension

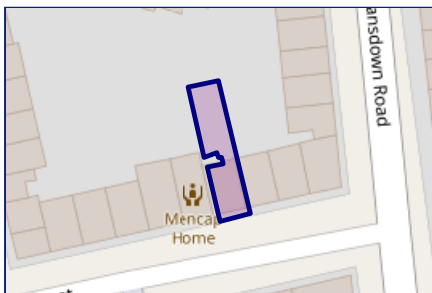
Reference - 16/02168/LBA	
Decision:	Consent
Date:	04th May 2016
Description:	Internal and external alterations for the general upgrading of the flat and alterations to the rear extension

## Freehold Title Plan



**ST178069**

## Leasehold Title Plan



**ST184875**

Start Date: 12/03/2000  
End Date: 25/12/2112  
Lease Term: 125 years from 25 December 1987  
Term Remaining: 88 years





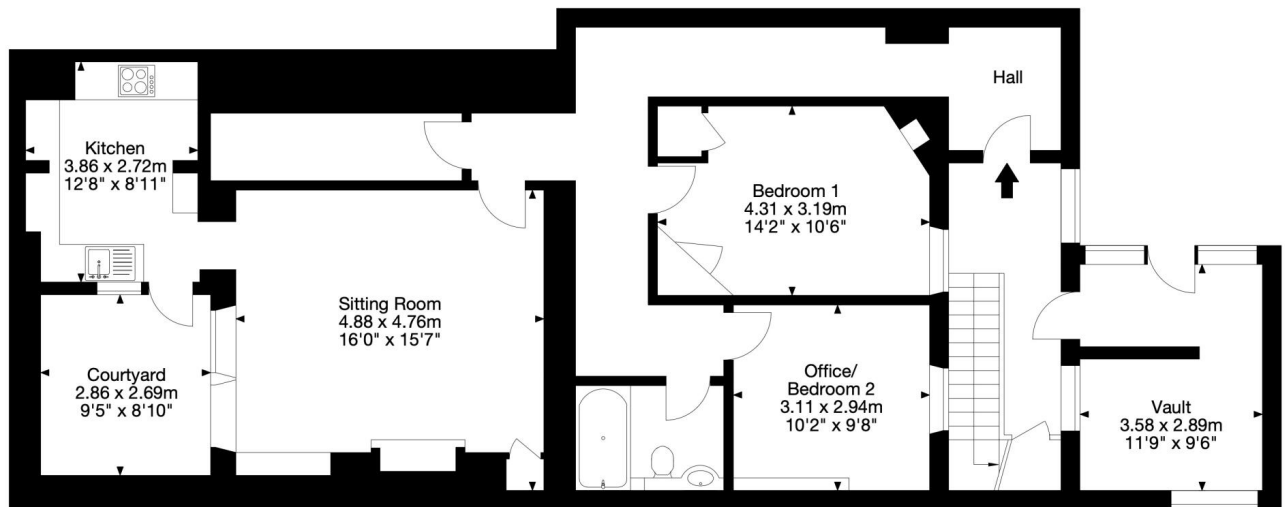






## BENNETT STREET, BATH, BA1

Bennett Street, Bath BA1 2QL  
Gross Internal Area (Approx.)  
Main House = 86 sq m / 925 sq ft  
Vault = 10 sq m / 107 sq ft  
Courtyard = 7 sq m / 75 sq ft



Lower Ground Floor

Capture Property Marketing 2024. Drawn to RICS guidelines. Not drawn to scale.  
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.  
All measurements and areas are approximate and should not be relied on as a statement of fact.

**Capture.**

BATH, BA1

Energy rating

# D

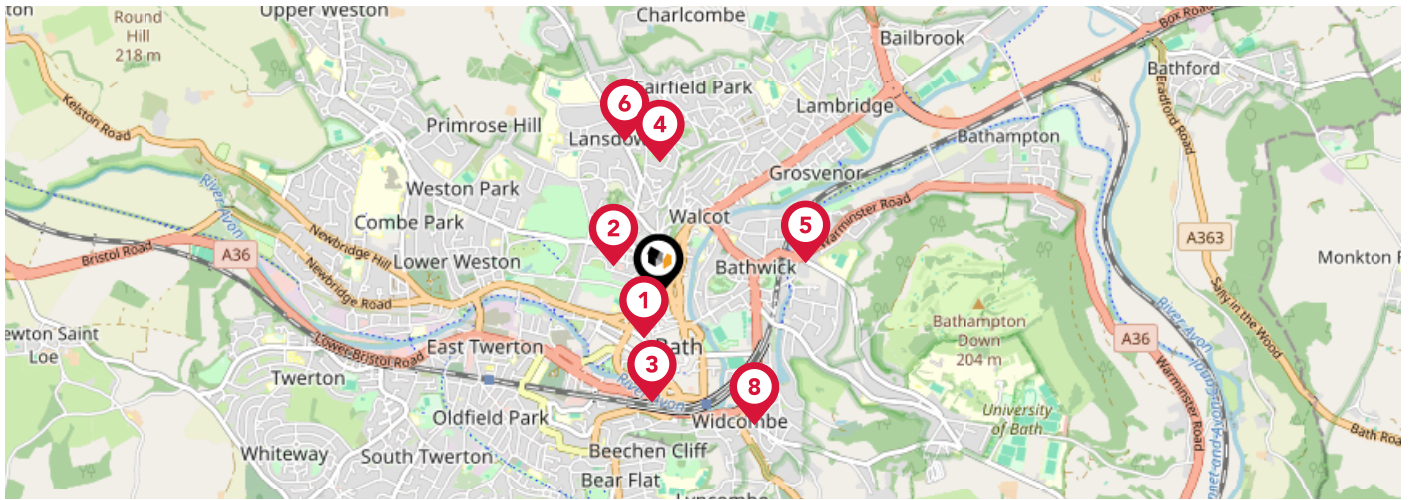
Valid until 01.06.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		

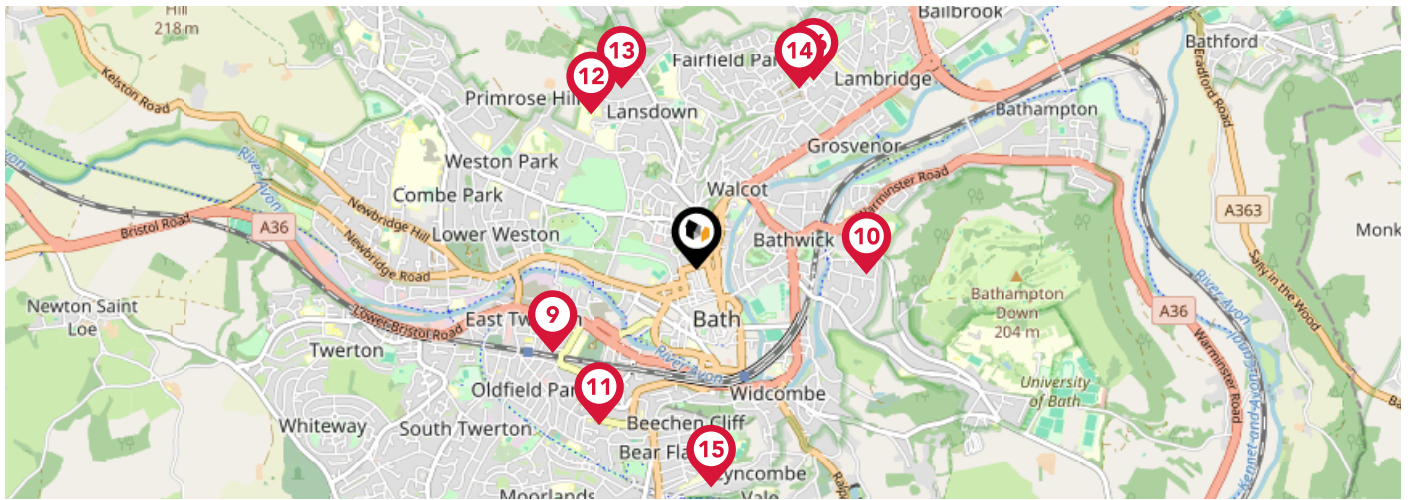
### Additional EPC Data

<b>Property Type:</b>	Basement flat
<b>Walls:</b>	Sandstone or limestone, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Flat, no insulation (assumed)
<b>Roof Energy:</b>	Very poor
<b>Window:</b>	Single glazed
<b>Window Energy:</b>	Very poor
<b>Main Heating:</b>	Air source heat pump, warm air, electric
<b>Main Heating Energy:</b>	Average
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Main Heating Controls Energy:</b>	Average
<b>Hot Water System:</b>	Electric immersion, off-peak, plus solar
<b>Hot Water Energy Efficiency:</b>	Average
<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>	Room heaters, electric
<b>Total Floor Area:</b>	82 m <sup>2</sup>

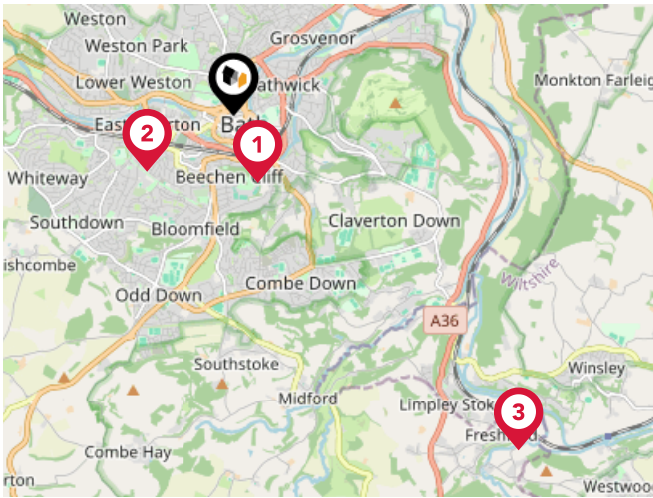




		Nursery	Primary	Secondary	College	Private
	<b>Bath Academy</b> Ofsted Rating: Not Rated   Pupils: 86   Distance:0.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Andrew's Church School</b> Ofsted Rating: Good   Pupils: 219   Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bath College</b> Ofsted Rating: Good   Pupils:0   Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Stephens Church School</b> Ofsted Rating: Good   Pupils: 385   Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bathwick St Mary Church School</b> Ofsted Rating: Outstanding   Pupils: 215   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Royal High School GDST</b> Ofsted Rating: Not Rated   Pupils: 611   Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Widcombe Infant School</b> Ofsted Rating: Good   Pupils: 182   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Widcombe CofE Junior School</b> Ofsted Rating: Outstanding   Pupils: 238   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

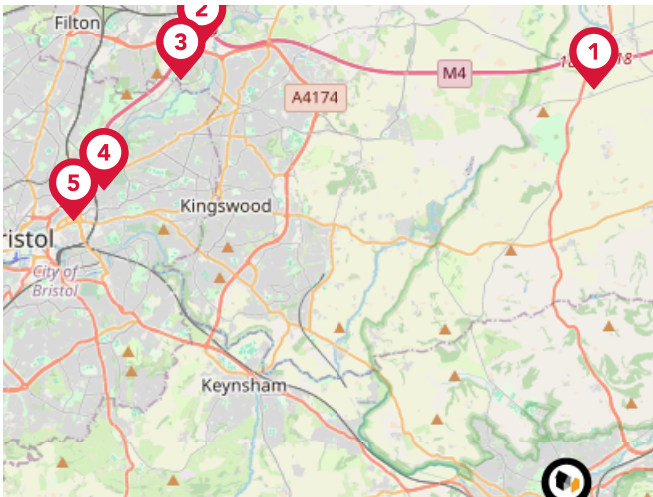


		Nursery	Primary	Secondary	College	Private
	<b>Oldfield Park Infant School</b> Ofsted Rating: Good   Pupils: 179   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>King Edward's School</b> Ofsted Rating: Not Rated   Pupils: 1110   Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hayesfield Girls School</b> Ofsted Rating: Good   Pupils: 1385   Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingswood Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 373   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingswood School</b> Ofsted Rating: Not Rated   Pupils: 800   Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mark's CofE School</b> Ofsted Rating: Good   Pupils:0   Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Beechen Cliff School</b> Ofsted Rating: Inadequate   Pupils: 1286   Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Saviours Infant Church School</b> Ofsted Rating: Good   Pupils: 161   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



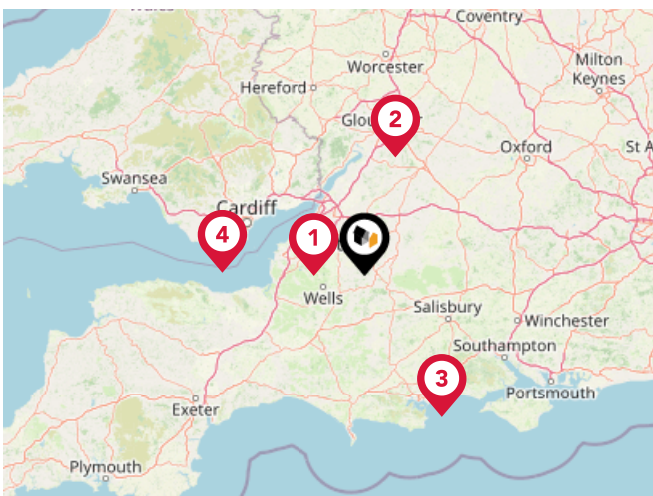
### National Rail Stations

Pin	Name	Distance
	Bath Spa Rail Station	0.67 miles
	Oldfield Park Rail Station	0.96 miles
	Freshford Rail Station	4.07 miles



### Trunk Roads/Motorways

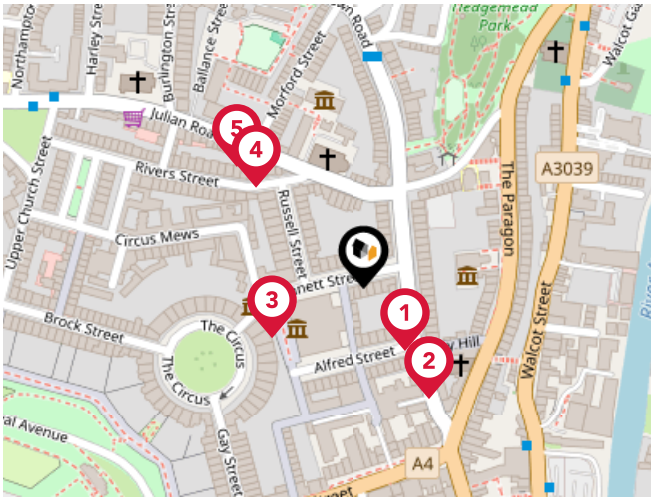
Pin	Name	Distance
	M4 J18	7.98 miles
	M4 J19	11.07 miles
	M32 J1	10.84 miles
	M32 J2	10.52 miles
	M32 J3	10.68 miles



### Airports/Helipads

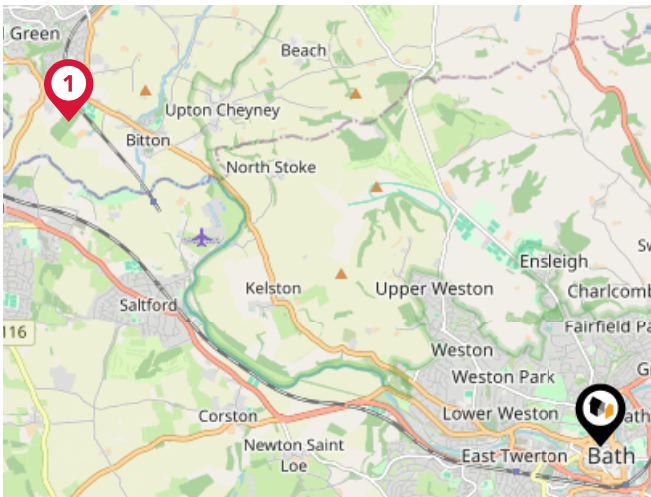
Pin	Name	Distance
	Bristol International Airport	15.06 miles
	Gloucestershire Airport	36.08 miles
	Bournemouth International Airport	48.02 miles
	Cardiff International Airport	42.18 miles





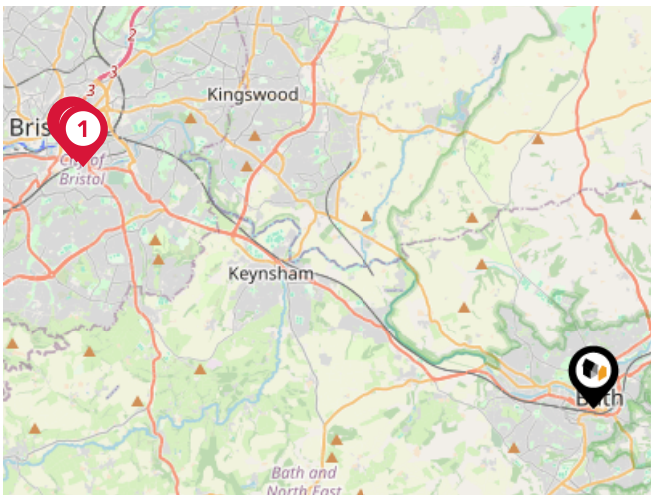
## Bus Stops/Stations

Pin	Name	Distance
1	Alfred Street	0.04 miles
2	Alfred Street	0.07 miles
3	Assembly Rooms	0.06 miles
4	Morford Street	0.09 miles
5	Morford Street	0.1 miles



## Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	5.78 miles



## Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	10.47 miles
2	Temple Bridge (Bristol) Ferry Landing	10.6 miles
3	St Philip's Bridge	10.72 miles



<b>Flat 1a, 19, Bennett Street, Bath, BA1 2QL</b>		Flat-maisonette House		
Last Sold Date:	31/05/2022			
Last Sold Price:	£361,250			
<b>23, Bennett Street, Bath, BA1 2QL</b>		Detached House		
Last Sold Date:	07/06/2021	10/03/2006		
Last Sold Price:	£1,475,000	£625,000		
<b>Flat 1b, 24, Bennett Street, Bath, BA1 2QL</b>		Flat-maisonette House		
Last Sold Date:	15/01/2021			
Last Sold Price:	£190,000			
<b>Flat 1, 24, Bennett Street, Bath, BA1 2QL</b>		Flat-maisonette House		
Last Sold Date:	06/12/2019			
Last Sold Price:	£135,000			
<b>21, Bennett Street, Bath, BA1 2QL</b>		Flat-maisonette House		
Last Sold Date:	14/06/2019	14/07/2016	31/08/2001	
Last Sold Price:	£615,000	£405,000	£155,000	
<b>Lower Ground Floor Flat, 17, Bennett Street, Bath, BA1 2QL</b>		Flat-maisonette House		
Last Sold Date:	12/06/2019	31/03/2016	12/12/2012	03/02/2011
Last Sold Price:	£395,000	£390,000	£280,000	£213,500
<b>Flat 5, 19, Bennett Street, Bath, BA1 2QL</b>		Flat-maisonette House		
Last Sold Date:	04/01/2019	23/05/2014		
Last Sold Price:	£330,000	£245,000		
<b>Ground Floor Flat, 17, Bennett Street, Bath, BA1 2QL</b>		Flat-maisonette House		
Last Sold Date:	14/02/2018	07/05/2010	11/06/1999	12/01/1996
Last Sold Price:	£483,000	£313,500	£149,500	£68,000
<b>Flat 3, 22, Bennett Street, Bath, BA1 2QL</b>		Flat-maisonette House		
Last Sold Date:	05/05/2017	13/08/2003		
Last Sold Price:	£425,000	£167,500		
<b>Flat 2, 21, Bennett Street, Bath, BA1 2QL</b>		Flat-maisonette House		
Last Sold Date:	18/11/2016	31/08/2011		
Last Sold Price:	£365,000	£173,190		
<b>Third Floor Flat, 17, Bennett Street, Bath, BA1 2QL</b>		Flat-maisonette House		
Last Sold Date:	19/12/2014	19/09/2002	10/07/1997	
Last Sold Price:	£310,000	£180,000	£68,950	
<b>16, Bennett Street, Bath, BA1 2QL</b>		Terraced House		
Last Sold Date:	12/03/2009			
Last Sold Price:	£725,000			

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

# Market Sold in Street



Flat 4, 22, Bennett Street, Bath, BA1 2QL					Flat-maisonette House
Last Sold Date:	14/07/2006	05/12/2003	31/03/1999	17/09/1996	
Last Sold Price:	£212,000	£195,000	£75,000	£55,000	

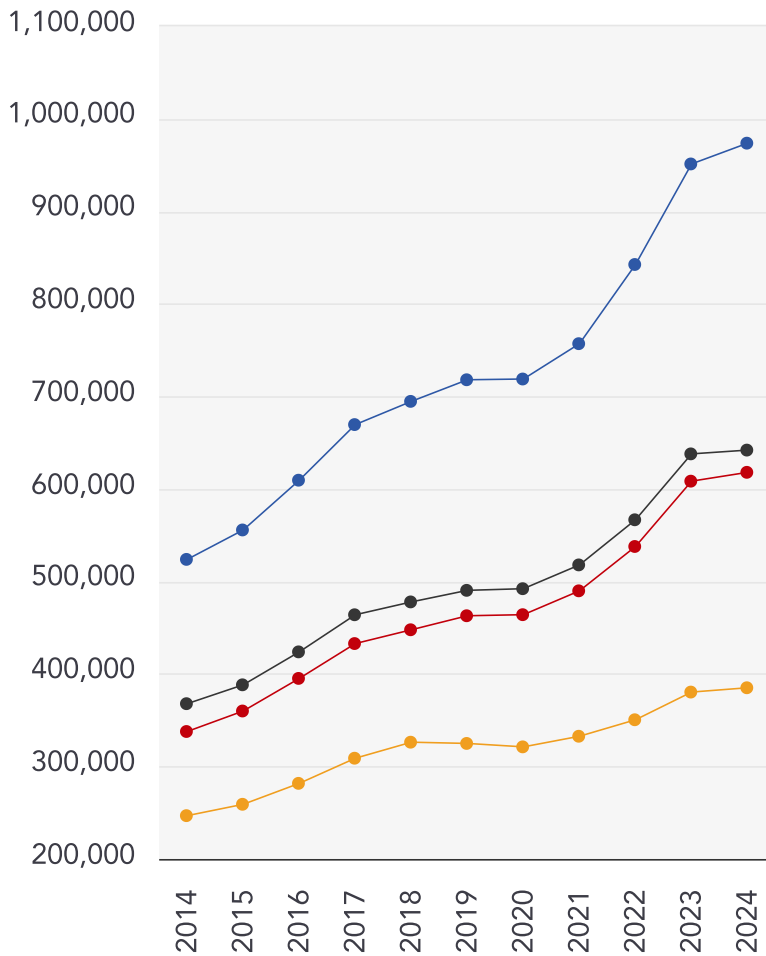
Flat 4, 21, Bennett Street, Bath, BA1 2QL				Flat-maisonette House
Last Sold Date:	03/07/2006	30/06/2005	23/09/2003	
Last Sold Price:	£197,500	£181,800	£167,500	

Flat 3, 18, Bennett Street, Bath, BA1 2QL		Flat-maisonette House
Last Sold Date:	14/11/2005	
Last Sold Price:	£231,000	

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

## 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

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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.

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.



/martincouk



/martincouk



/martinco\_uk/



/company/martin-&-co-/

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## Important - Please Read

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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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# Martin & Co Bath

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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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