

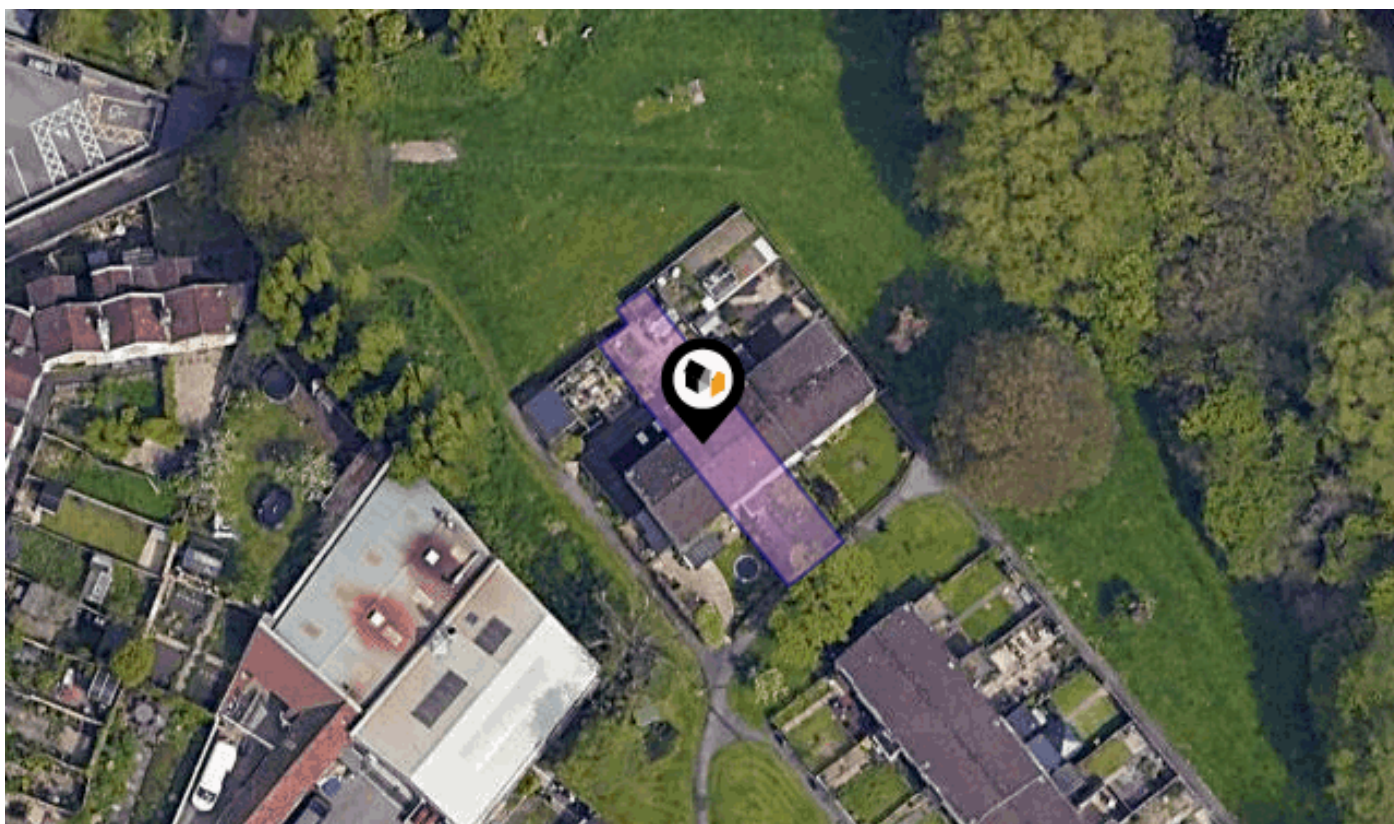


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 08<sup>th</sup> July 2024



## LAMBRIDGE STREET, BATH, BA1

Asking Price : £415,000

### Martin & Co Bath

1 Cleveland Terrace, Bath, BA1 5DF

01225 429999

david.minors@martinco.com

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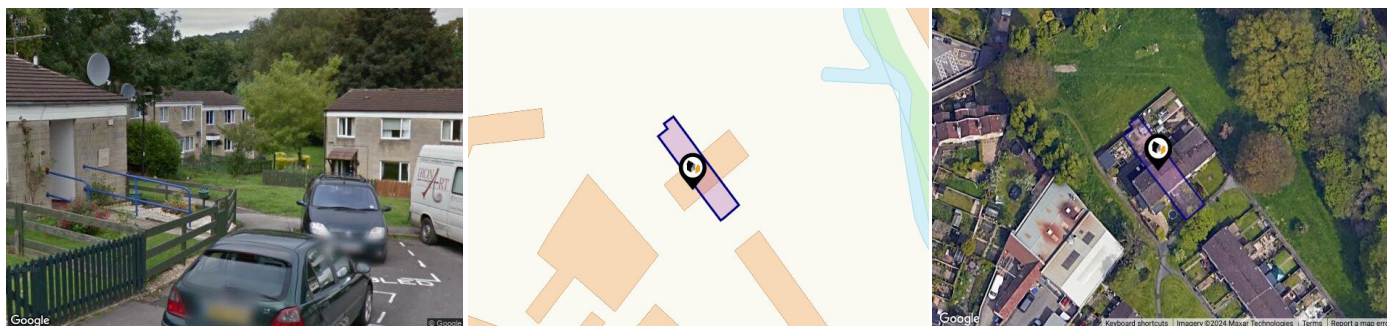
### **FREEHOLD - NO ONWARD CHAIN - IN NEED OF UPDATING.**

On the market for the first time in over 40 years and benefitting from no onward chain, a well-proportioned mid-terrace house, situated in a peaceful position within the well-regarded village suburb of Larkhall. The property offers comfortable accommodation over two floors and provides a porch, hallway, sitting room, kitchen/dining room, W.C and utility room, two double bedrooms, single bedroom and a shower room.

The property would benefit from modernisation throughout and could be extended to the rear (subject to the necessary permissions). Externally there is a south-east facing lawned garden to the front and a path to the front door, whilst the rear garden is low maintenance and looks out towards Lam Brook. Larkhall is a pretty village suburb on the eastern fringe of the World Heritage city of Bath.

The property is a very short and level walk to Larkhall Square with a regular bus service to and from the city centre. Larkhall is a great community to be part of and a fantastic base from where you can explore the surrounding countryside including the famous Solsbury Hill. The Kennet and Avon Canal is accessible by footbridge from Kensington Meadows. There are a range of independent shops and cafes including among others the Larkhall Butchers, Goodies Deli, Post Office and Co-Op supermarket.

The location is popular for young families with good schools, the excellent Alice Park plus a selection of nurseries. Commuters can easily get into the city centre for Bath Spa railway station which offers direct services to Bristol and London, whilst those needing the M4 can easily get to the A46 which takes you up to Junction 18 of the motorway in under 10 miles. All viewings are by appointment only through Martin and Co Bath.



## Property

<b>Type:</b>	Terraced	<b>Asking Price:</b>	£415,000
<b>Bedrooms:</b>	3	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	1,001 ft <sup>2</sup> / 93 m <sup>2</sup>		
<b>Plot Area:</b>	0.04 acres		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,916		
<b>Title Number:</b>	AV56867		

## Local Area

<b>Local Authority:</b>	Bath and north east somerset
<b>Conservation Area:</b>	Bath
<b>Flood Risk:</b>	
• Rivers & Seas	Medium
• Surface Water	High

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

<b>6</b> mb/s	<b>80</b> mb/s	<b>330</b> mb/s

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



### Satellite/Fibre TV Availability:

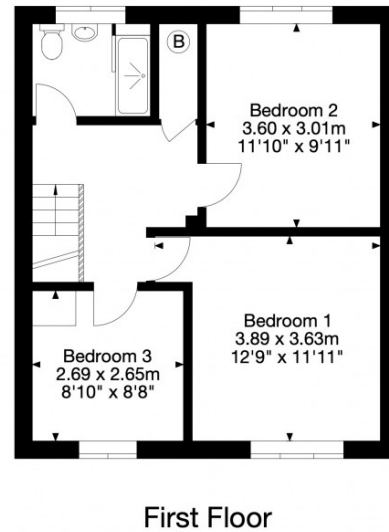
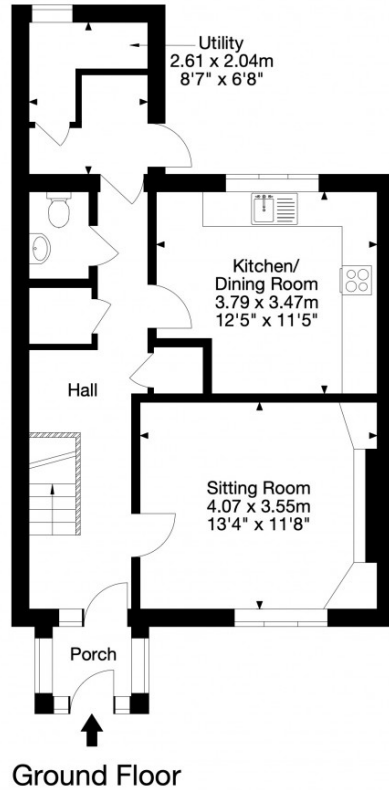






## LAMBRIDGE STREET, BATH, BA1

Lambridge Street, Bath BA1 6RX  
Gross Internal Area (Approx.)  
93 sq m / 1,001 sq ft



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

# C

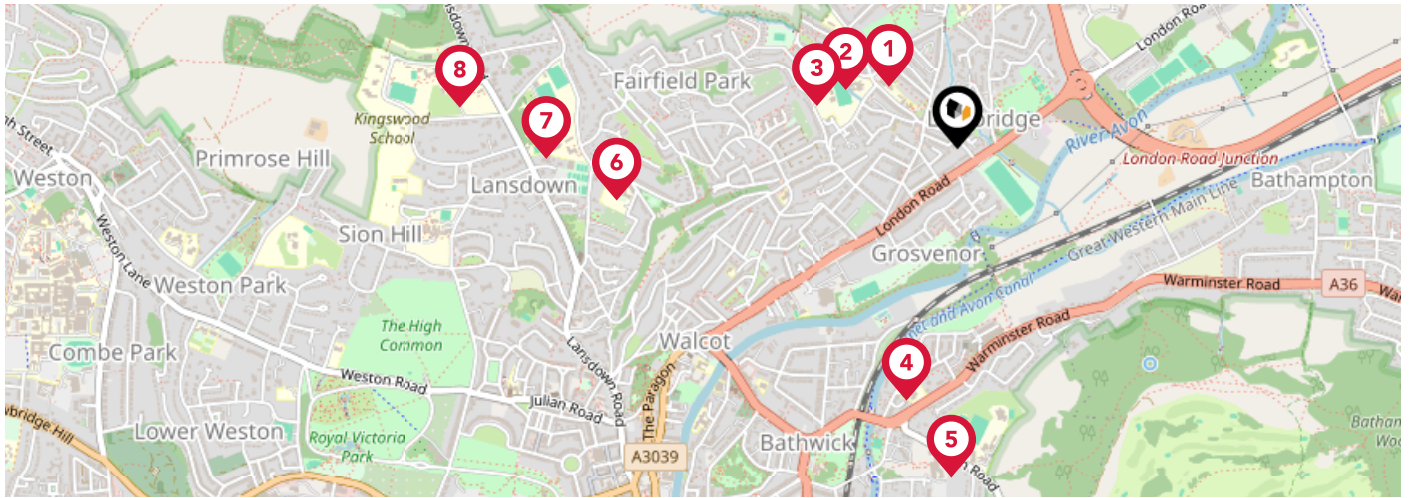
Valid until 02.02.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	74   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

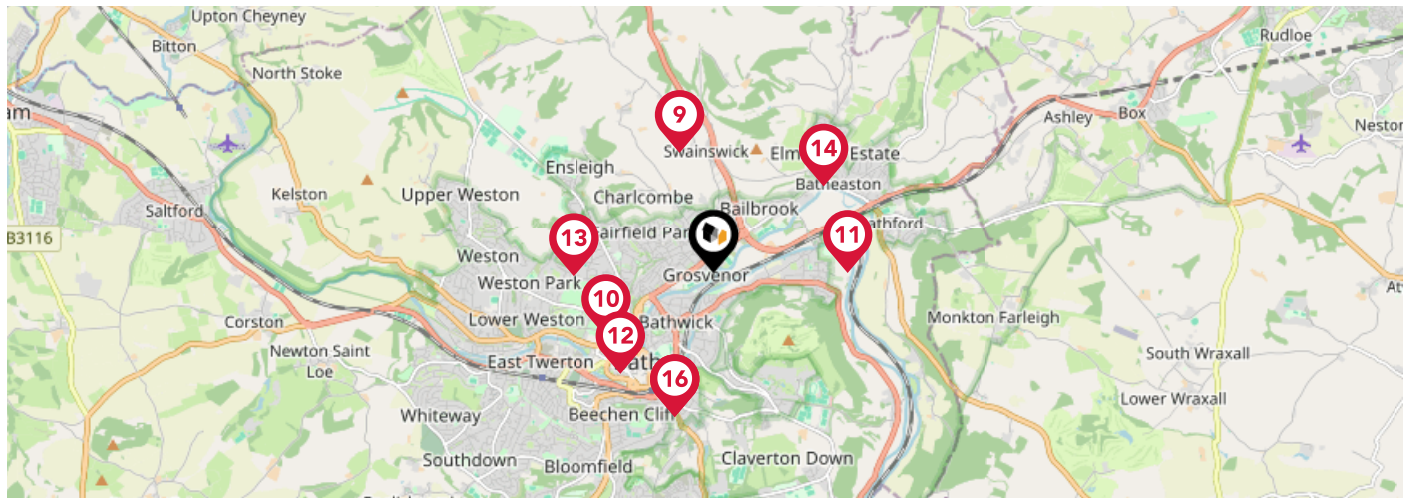
## Additional EPC Data

<b>Property Type:</b>	Mid-terrace house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very 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 50% of fixed outlets
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	91 m <sup>2</sup>

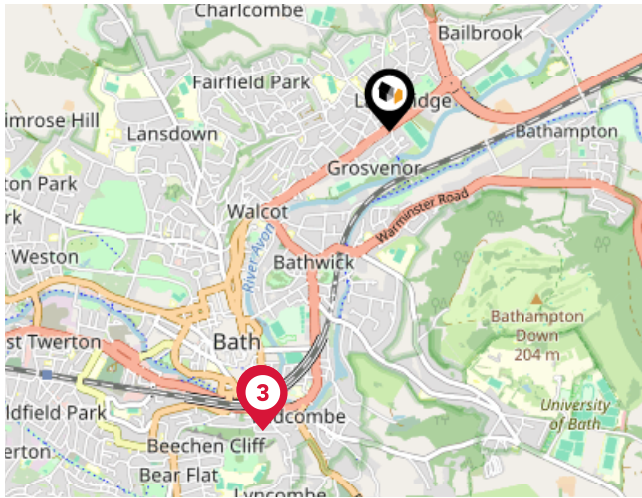




	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>St Saviours Junior Church School</b> Ofsted Rating: Good   Pupils: 233   Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>St Saviours Infant Church School</b> Ofsted Rating: Good   Pupils: 161   Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>St Mark's CofE School</b> Ofsted Rating: Good   Pupils:0   Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>Bathwick St Mary Church School</b> Ofsted Rating: Outstanding   Pupils: 215   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>King Edward's School</b> Ofsted Rating: Not Rated   Pupils: 1110   Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>St Stephens Church School</b> Ofsted Rating: Good   Pupils: 385   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Royal High School GDST</b> Ofsted Rating: Not Rated   Pupils: 611   Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>Kingswood School</b> Ofsted Rating: Not Rated   Pupils: 800   Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

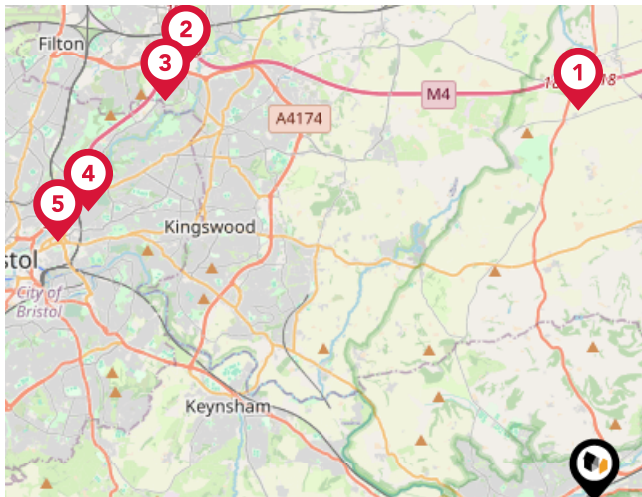


		Nursery	Primary	Secondary	College	Private
	<b>Swainswick Church School</b> Ofsted Rating: Good   Pupils: 78   Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Andrew's Church School</b> Ofsted Rating: Good   Pupils: 219   Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bathampton Primary School</b> Ofsted Rating: Outstanding   Pupils: 199   Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bath Academy</b> Ofsted Rating: Not Rated   Pupils: 86   Distance:1.27	<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:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Batheaston Church School</b> Ofsted Rating: Good   Pupils: 193   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Widcombe Infant School</b> Ofsted Rating: Good   Pupils: 182   Distance:1.39	<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:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



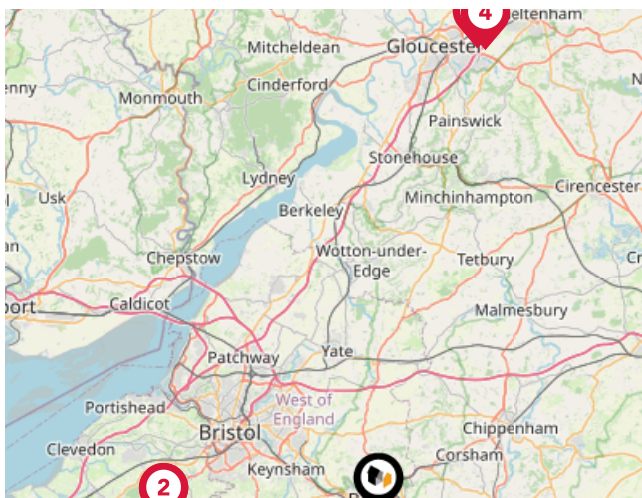
## National Rail Stations

Pin	Name	Distance
1	Bath Spa Rail Station	1.49 miles
2	Bath Spa Rail Station	1.49 miles
3	Bath Spa Rail Station	1.51 miles



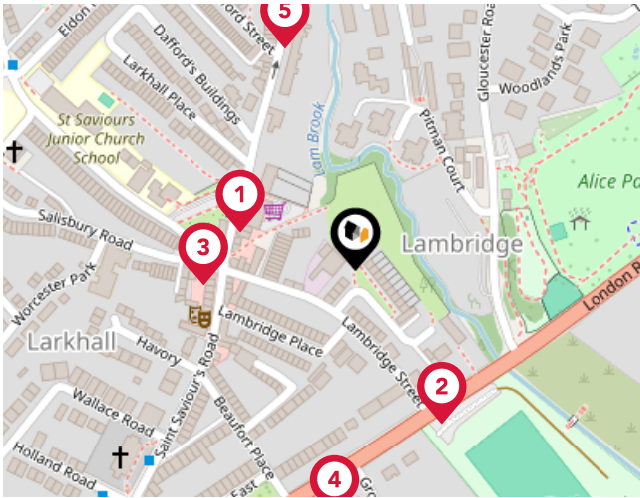
## Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	7.23 miles
2	M4 J19	11.02 miles
3	M32 J1	10.87 miles
4	M32 J2	10.79 miles
5	M32 J3	11.03 miles



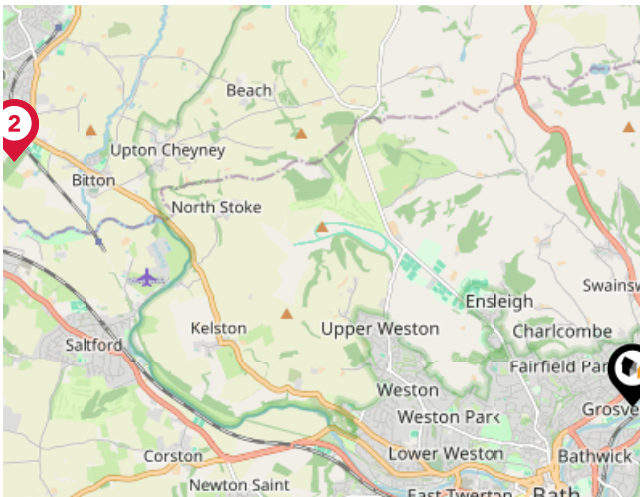
## Airports/HELIPADS

Pin	Name	Distance
1	Bristol Airport	15.88 miles
2	Bristol International Airport	15.88 miles
3	Gloucestershire Airport	35.25 miles
4	Gloucestershire Airport	35.18 miles



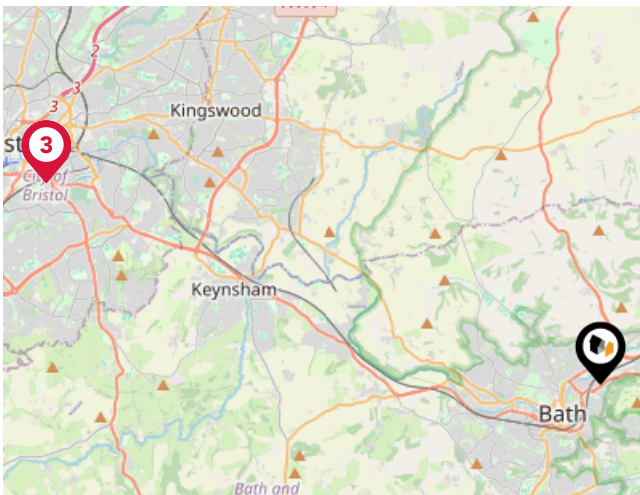
## Bus Stops/Stations

Pin	Name	Distance
1	Larkhall Buildings	0.07 miles
2	Lambridge	0.1 miles
3	Larkhall Square	0.09 miles
4	Lambridge	0.14 miles
5	Otago Terrace	0.13 miles



## Local Connections

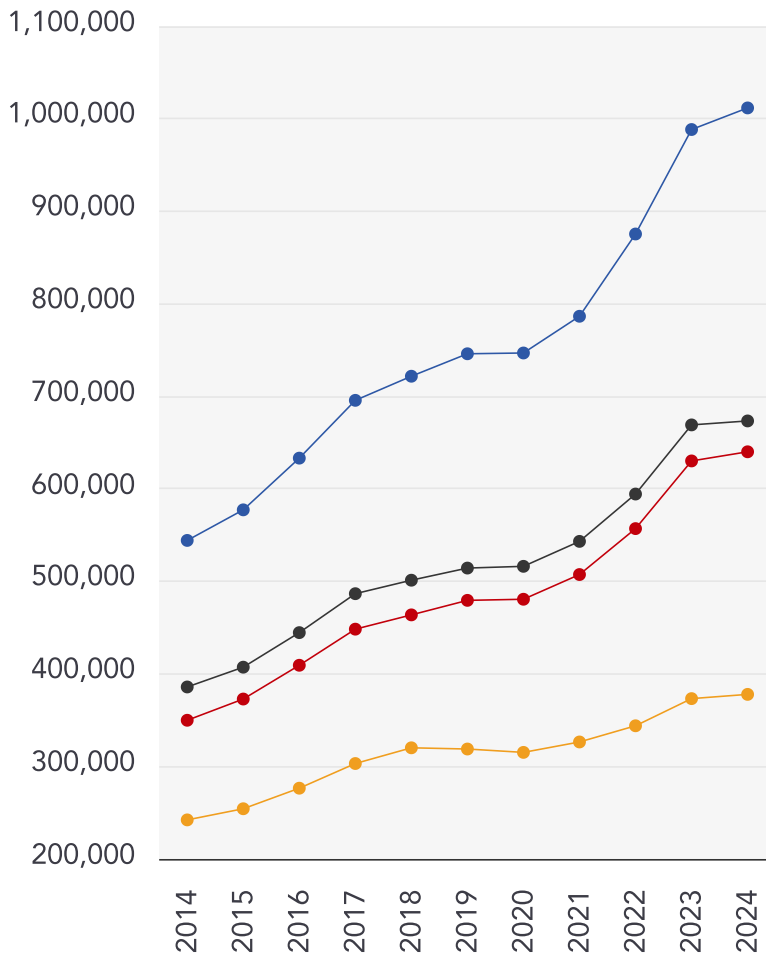
Pin	Name	Distance
1	Bitton (Avon Valley Railway)	6.16 miles
2	Bitton (Avon Valley Railway)	6.16 miles



## Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	10.92 miles
2	Temple Meads Station Ferry Landing	10.92 miles
3	Temple Meads Station Ferry Landing	10.92 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

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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.

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### 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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1 Cleveland Terrace, Bath, BA1 5DF

01225 429999

david.minors@martinco.com

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