

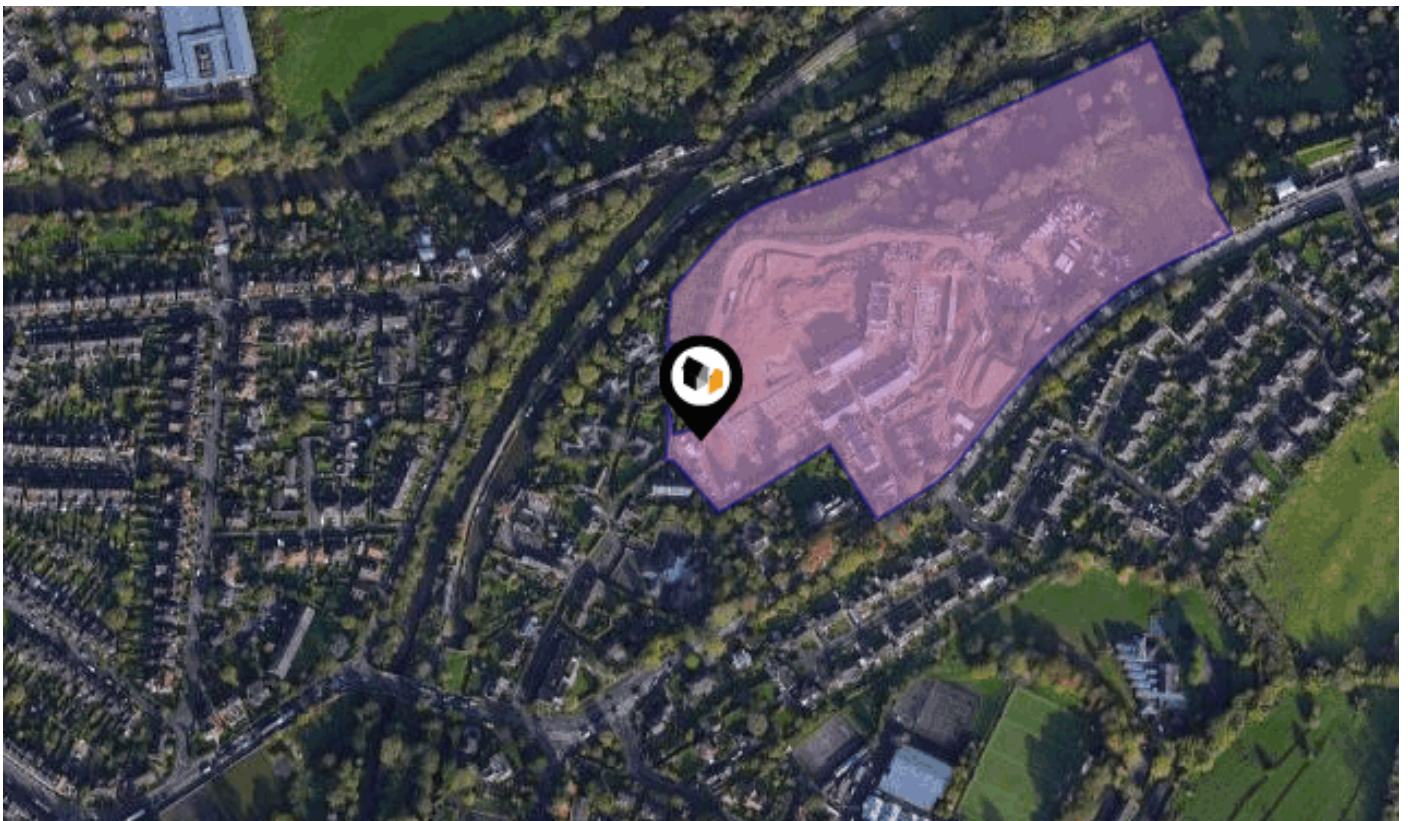


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 03rd October 2023



HOLBURNE PARK, BATHWICK, BATH, BA2

Asking Price : £750,000

Martin & Co Bath

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

FREEHOLD - NO ONWARD CHAIN

An amazing middle terrace family home located in one of the most sought after developments in Bath . This family home is as it was built by BECT Buildings Contractors on behalf of Hardrock Developments in 2022.

As you enter the property via the entrance hallway to the right hand side is the downstairs WC. To the left hand side of the hallway is the open plan Kitchen/ dining room. The kitchen which has an Induction Hob along with a built on oven and microwave, dishwasher and washing machine and some excellent quality wall and base units providing storage along with thermostat zone controlled under floor heating and the dining space between the Kitchen and reception area which can accommodate a good sized table and chairs.

From the reception area which again has underfloor heating there is a direct access out to the south west facing patio area which is a great entertaining space and with some fantastic views over Bath. Steps then take you down to the lawn area which has a garden shed and is fully enclosed by wooden Venetian fencing for added privacy.

On the 1st floor landing there is access to the loft space via a loft ladder and there are three double bedrooms with the principle bedroom having views over the rear garden and Bath. There is an luxury fully tiled En - suite shower room with a vanity sink unit and WC and a fully tiled family bathroom with a panelled bath and shower screen and a WC. To the front of the property there is two parallel parking spaces and there is also visitors parking.

Useful information.

The front of the property is built from Bath Stone.

There is a high tech Mechanical Ventilation system with Heat Recovery (MVHR)

There is under floor heating on the ground floor with zone heat control thermostats.

Smoke, Heat and carbon Monoxide alarms are fitted.

Solar Panels facing South West same direction as the garden.

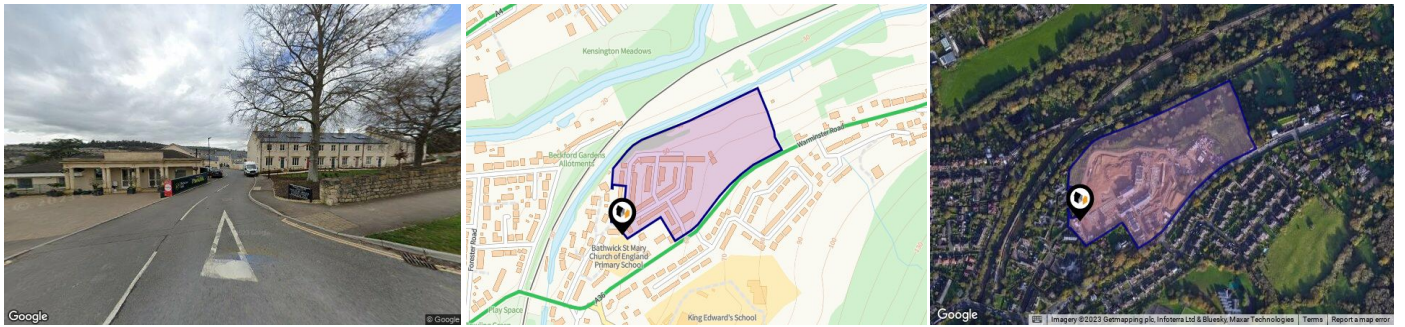
Service charge of approximately £300.00 per year to contribute to the up keep of the development.

If you fancy a stroll into Bath City Centre it will offer you an excellent shopping experience with many high street retailers and boutique outlets along with its many bars, pubs, restaurants, and some amazing architecture and there are also local bus routes.

So take in what Bath has to offer the famous Circus, Pulteney Bridge, The Royal Crescent which is simply outstanding along with Bath Abbey and The Roman Baths. Bath Spa Train Station has services to Bristol and the local areas and a direct route to London Paddington.

All viewings strictly by appointment through Martin & Co Bath

Unique Property Reference Number 10094953117



Property

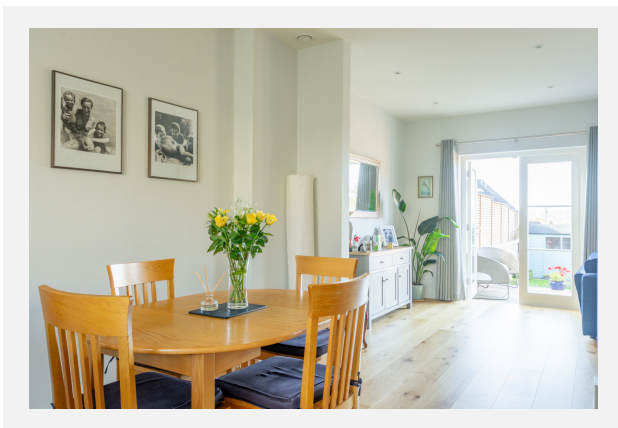
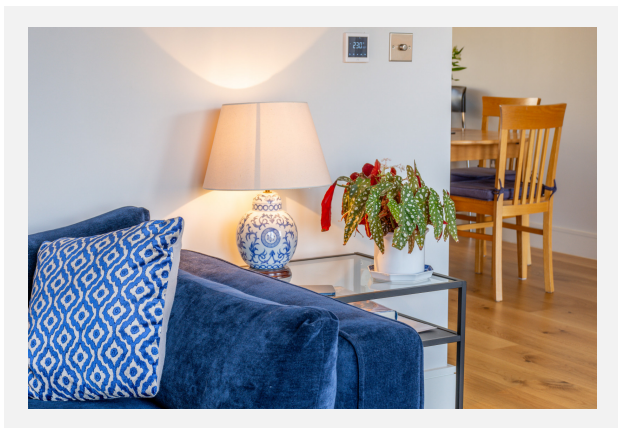
Type:	Terraced	Asking Price:	£750,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,097 ft ² / 102 m ²		
Plot Area:	13.24 acres		
Year Built :	2022		
Council Tax :	Band E		
Annual Estimate:	£2,383		
Title Number:	ST305770		
UPRN:	10094953117		

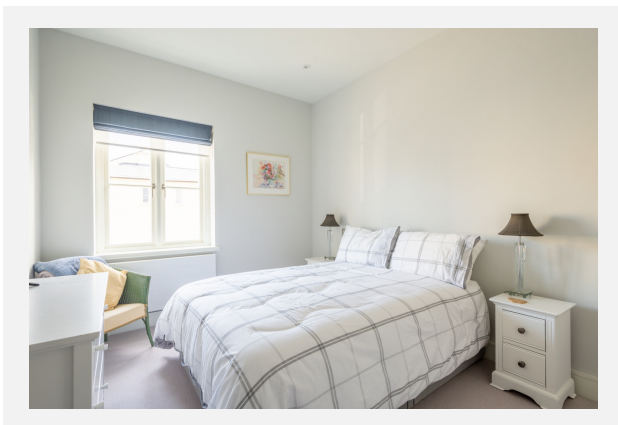
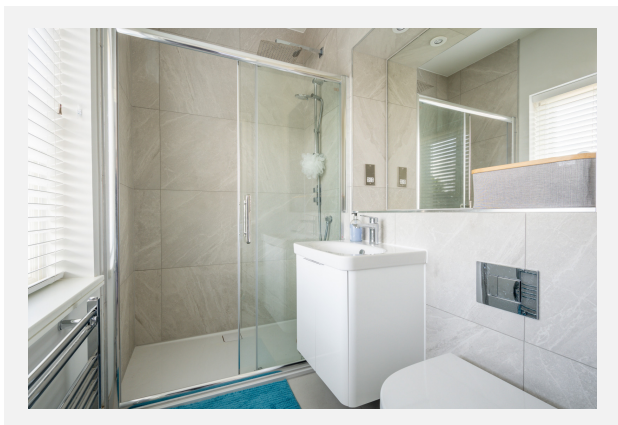
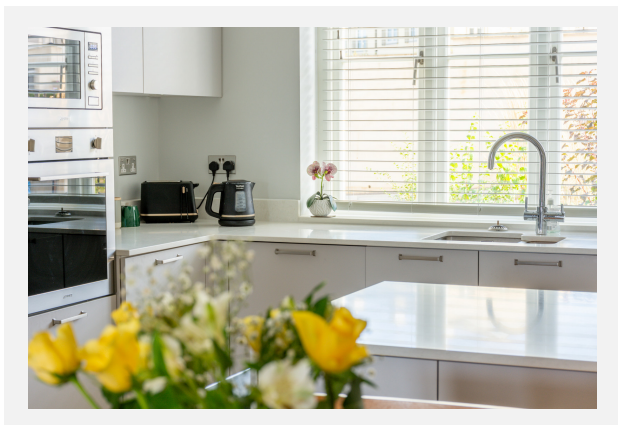
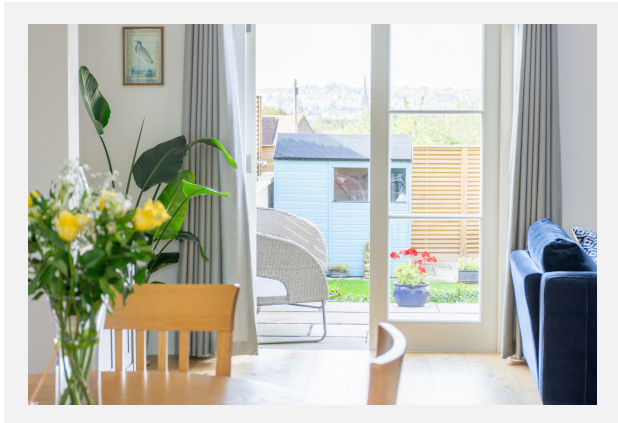
Local Area

Local Authority:	Bath And North East Somerset
Conservation Area:	Bath, Bath and North East Somerset
Flood Risk:	
● Rivers & Seas	Very Low
● Surface Water	Low

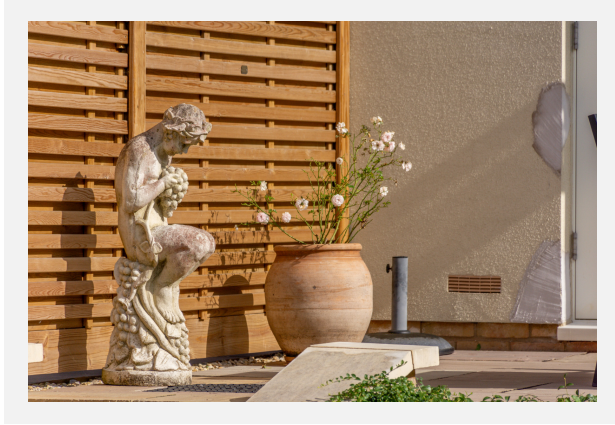
Satellite/Fibre TV Availability:





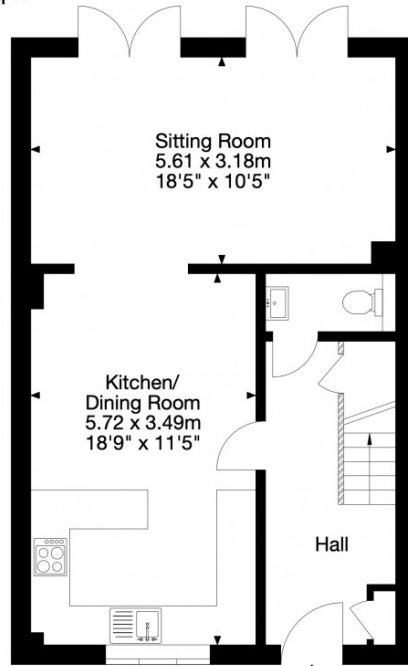
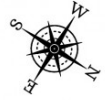




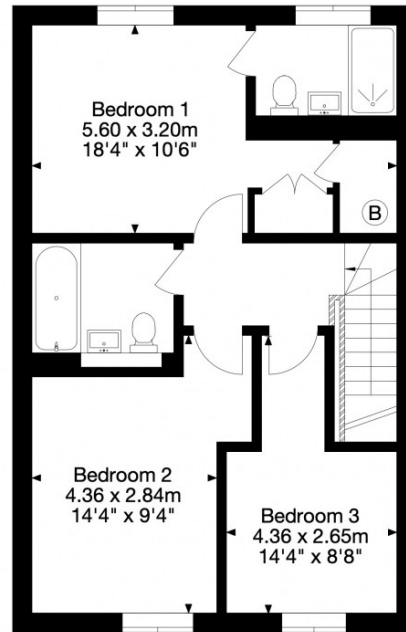


HOLBURNE PARK, BATHWICK, BATH, BA2

Holbourne Park, Bath BA2 6BL
Gross Internal Floor Area (Approx.)
101 sq m / 1,087 sq ft



Ground Floor



First Floor

Capture Property Marketing 2023. Drawn to FICS guidelines. Not drawn to scale.
Plan is for illustration purposes only. All features, floor openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.

Capture.

Bathwick, BA2

Energy rating

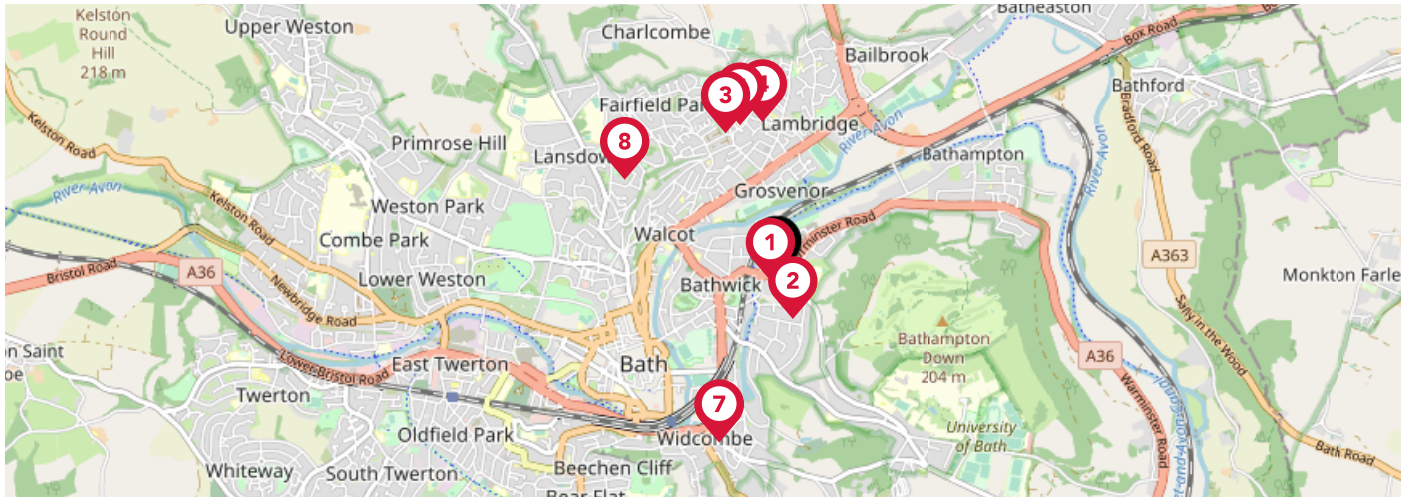
B

Valid until 29.03.2032

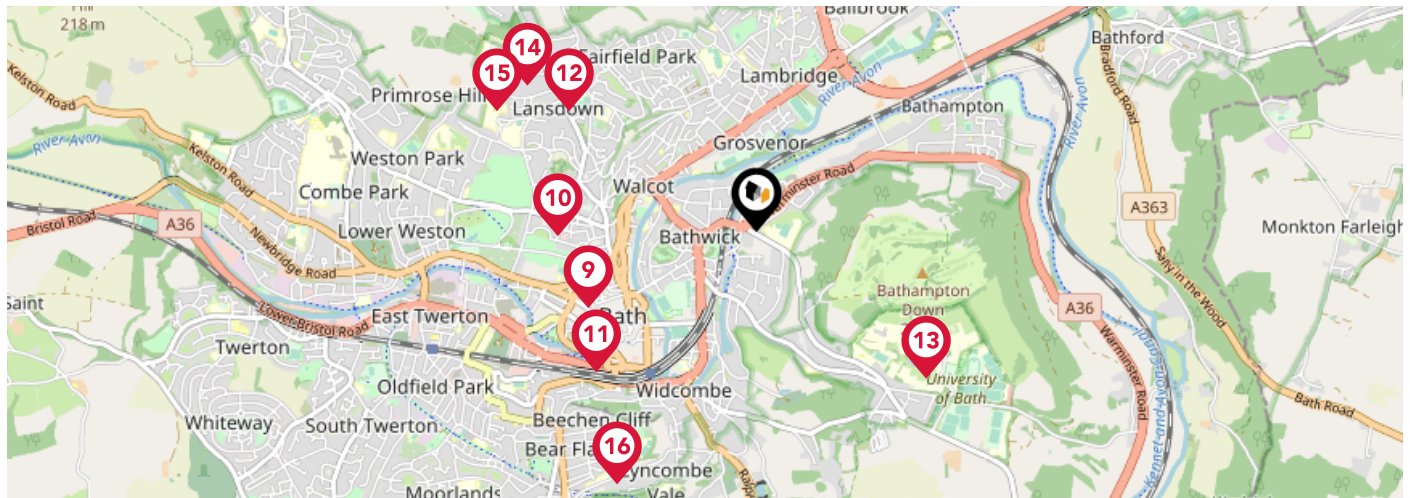
Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

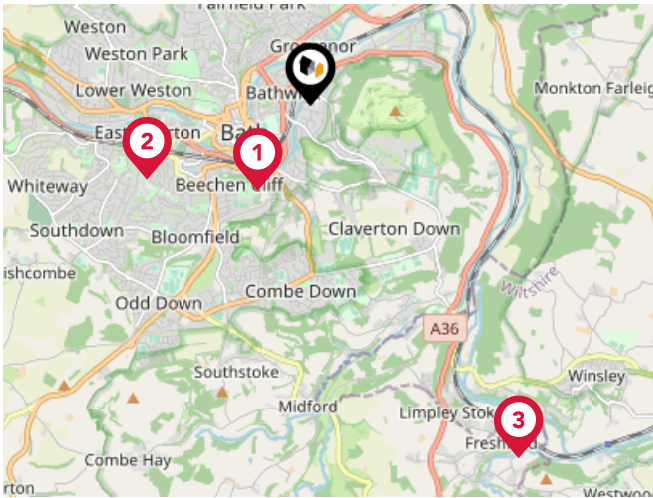
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.19 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.1 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler & underfloor, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.10 W/m-Â°K
Total Floor Area:	102 m ²



	Nursery	Primary	Secondary	College	Private
1 Bathwick St Mary Church School Ofsted Rating: Outstanding Pupils: 215 Distance:0.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 King Edward's School Ofsted Rating: Not Rated Pupils: 1110 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 St Mark's CofE School Ofsted Rating: Good Pupils:0 Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 St Saviours Junior Church School Ofsted Rating: Good Pupils: 233 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 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"/>
6 Widcombe Infant School Ofsted Rating: Good Pupils: 182 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Widcombe CofE Junior School Ofsted Rating: Outstanding Pupils: 238 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 St Stephens Church School Ofsted Rating: Good Pupils: 385 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

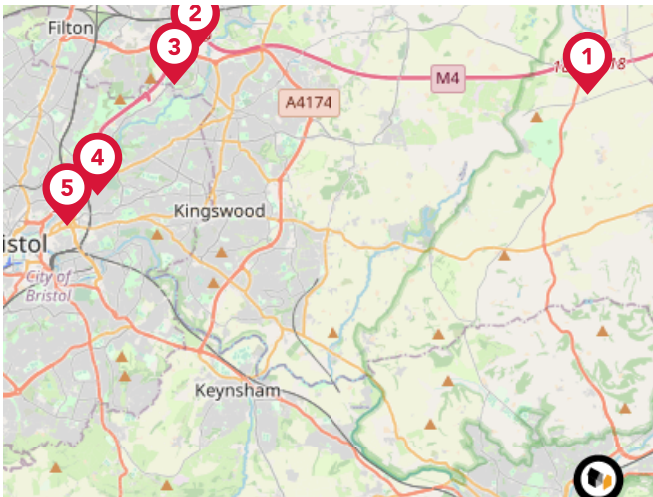


		Nursery	Primary	Secondary	College	Private
	Bath Academy Ofsted Rating: Not Rated Pupils: 86 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Andrew's Church School Ofsted Rating: Good Pupils: 219 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bath College Ofsted Rating: Good Pupils:0 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Royal High School GDST Ofsted Rating: Not Rated Pupils: 611 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	University of Bath Ofsted Rating: Not Rated Pupils:0 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingswood School Ofsted Rating: Not Rated Pupils: 800 Distance:1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingswood Preparatory School Ofsted Rating: Not Rated Pupils: 373 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beechen Cliff School Ofsted Rating: Inadequate Pupils: 1286 Distance:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



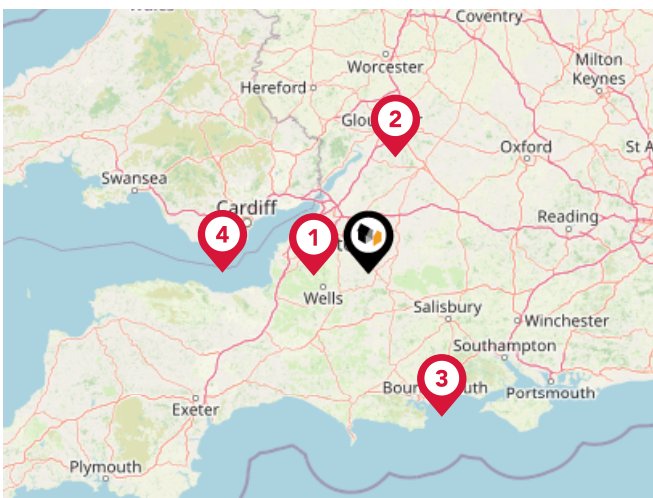
National Rail Stations

Pin	Name	Distance
1	Bath Spa Rail Station	0.93 miles
2	Oldfield Park Rail Station	1.66 miles
3	Freshford Rail Station	3.78 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	7.81 miles
2	M4 J19	11.39 miles
3	M32 J1	11.21 miles
4	M32 J2	11.02 miles
5	M32 J3	11.22 miles



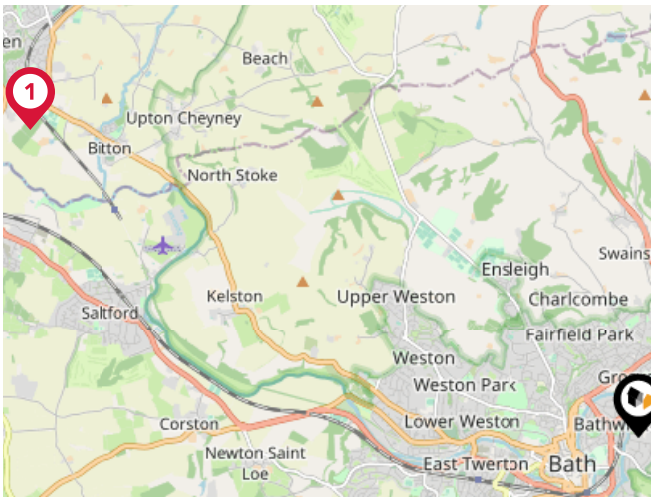
Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	15.77 miles
2	Gloucestershire Airport	35.77 miles
3	Bournemouth International Airport	47.82 miles
4	Cardiff International Airport	42.88 miles



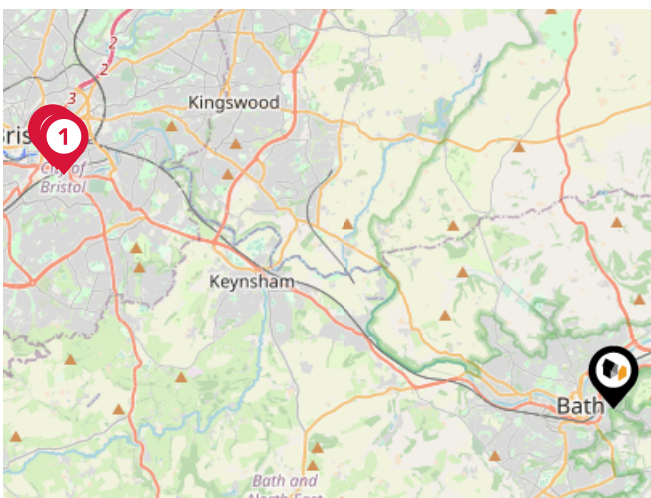
Bus Stops/Stations

Pin	Name	Distance
1	Darlington Road	0.1 miles
2	King Edwards School	0.17 miles
3	Minster Way	0.11 miles
4	Minster Way	0.12 miles
5	Darlington Road	0.15 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	6.32 miles



Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	11.05 miles
2	Temple Bridge (Bristol) Ferry Landing	11.18 miles
3	St Philip's Bridge	11.3 miles



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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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

Data Quality

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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