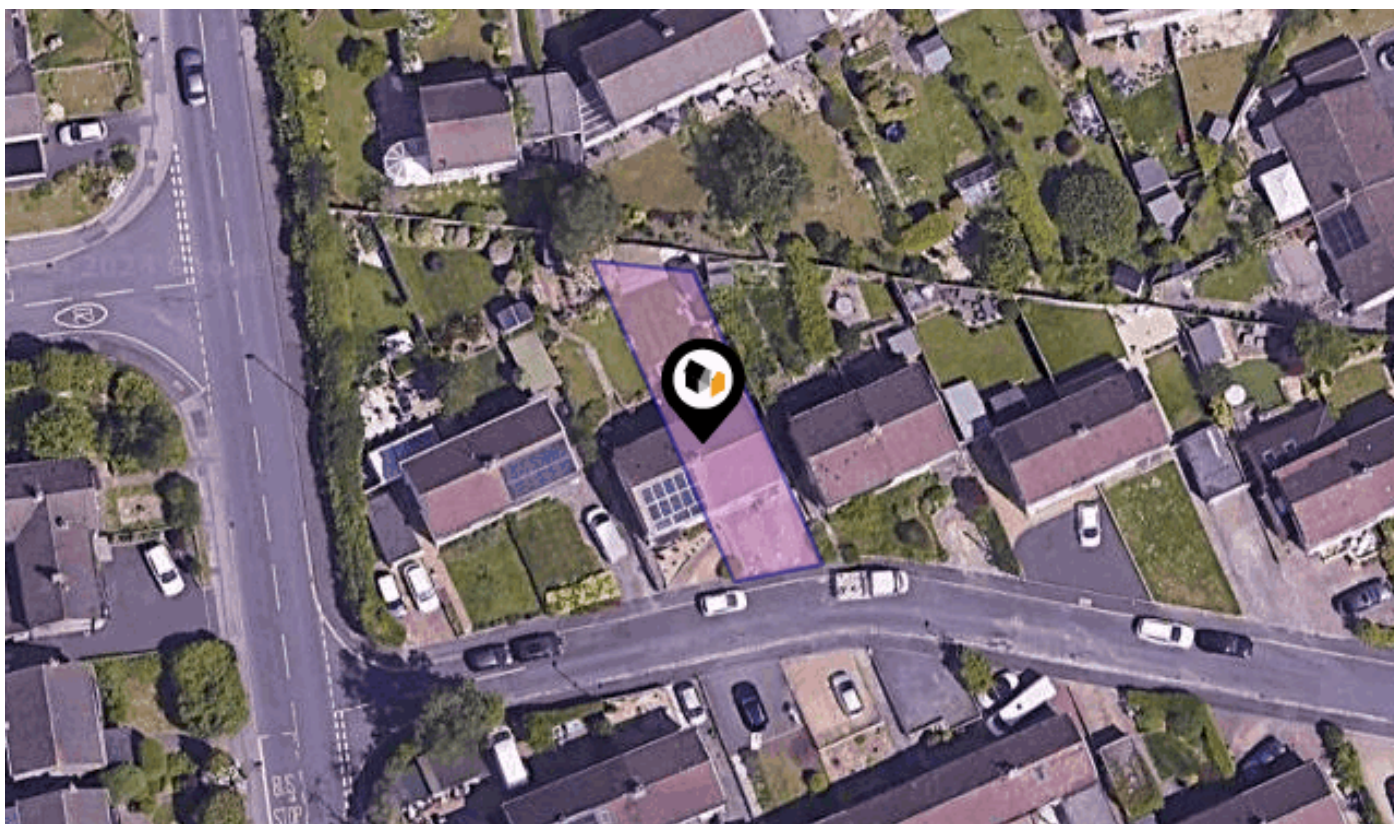




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 15th May 2024



GREENACRES, BATH, BA1

Asking Price : £465,000

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



SEMI DETACHED - FREEHOLD HOUSE

Martin and Co Bath are offering for sale this extended family home located in the sought after area of Weston and would suit a growing family or as a letting proposition as this area is always in high demand for buyers and landlords.

As you enter the property from the entrance hallway which is tiled and there is a downstairs WC. To the left-hand side is the main reception room which has a feature fire place with a wooden mantle and surround. There is also a wooden dado rail and TV point, wooden flooring and this room is open plan to the extended Kitchen / breakfast room which overlooks and has direct access to the patio area and the raised garden.

The kitchen has a single drainer sink unit with mixer taps along with eye and base level white units providing storage. There is space for range cooker and an overhead extractor hood and working surfaces and part tiled walls. There are also down lights and a door leading to the side access for front and rear gardens. The two sky lights add another dimension to the brightness of the property in day light hours.

The breakfast area as you can see from the photos can accommodate a good side dining/ breakfast table. To the right of the kitchen is the utility room which has a window overlooking the side of the property. There is a double bowl sink unit with mixer taps, wall units, plumbing for a washing machine and dishwasher and space for an upright fridge freezer. There are spot lights, laminated working surfaces and wooden laminated flooring.

Upstairs are 3 bedrooms with two being doubles and single along with a family bathroom. The two double bedrooms both have built in wardrobes and all three have wooden laminated flooring. The bathroom is fully tiled and has a low-level WC along with an enclosed shower with screen, a vanity sink unit and radiator.

To the rear of the property is a patio area which is paved with external power points with steps leading up to the lawned area which also has a raised decking area where you can see the open countryside to the left-hand side of the property and there is also a garden shed. The front of the property is brick paved providing off road parking for two cars and there is personal side access.

This property is location is very convenient for the local shops in Weston High Street and there are a number of primary schools, Royal High School and Bath Academy. Good bus routes into the City Centre which offers excellent shopping, with many high street retailers and boutique outlets along with its many bars, pubs, restaurants, and some amazing architecture, which includes The Circus, Pulteney Bridge, The Royal Crescent which is simply outstanding along with Bath Abbey. The Roman Baths. Bath Spa Train Station has services to Bristol and the local areas and a direct route to London Paddington.

All viewings are by appointment only through Martin and Co Bath



Property

Type:	Semi-Detached	Last Sold £/ft²:	£219
Bedrooms:	3	Asking Price:	£465,000
Floor Area:	1,076 ft ² / 99 m ²	Tenure:	Freehold
Plot Area:	0.05 acres		
Year Built :	1950-1966		
Council Tax :	Band D		
Annual Estimate:	£2,155		
Title Number:	AV218965		
UPRN:	100120011724		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	72 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *4, Greenacres, Bath, BA1 4NP*

Reference - 05/03038/FUL	
Decision:	Planning Permission Not Required
Date:	12th September 2005
Description:	Single storey rear extension.



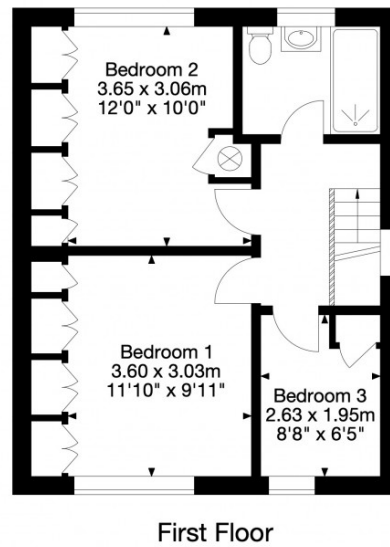
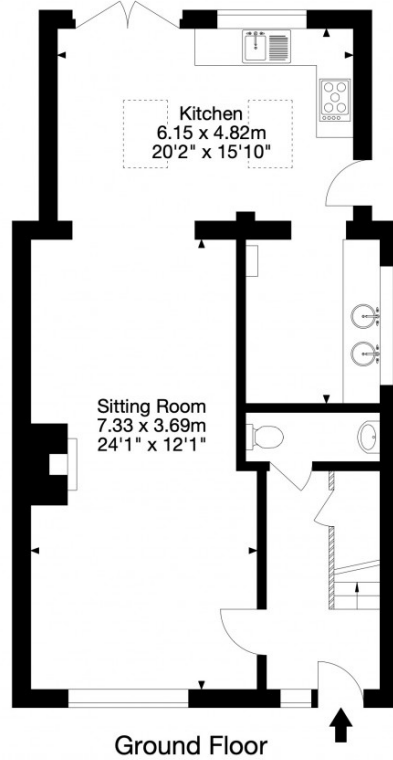
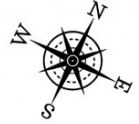






GREENACRES, BATH, BA1

Greenacres, Bath BA1 4NP
Gross Internal Area (Approx.)
Main House = 100 sq m / 1,076 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.

Energy rating

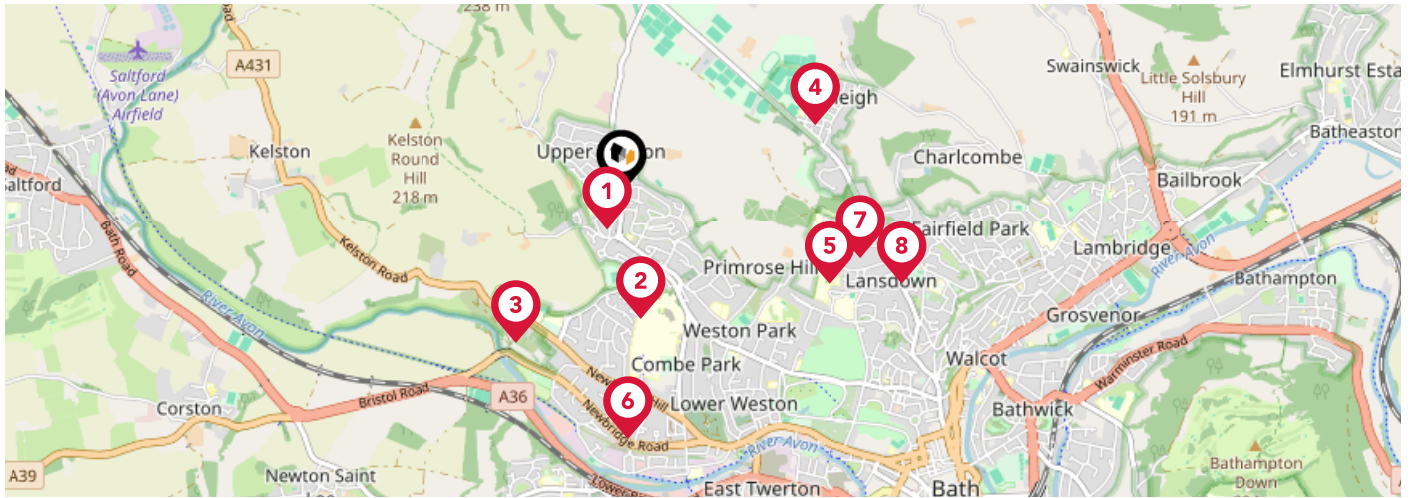
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Valid until 28.06.2033

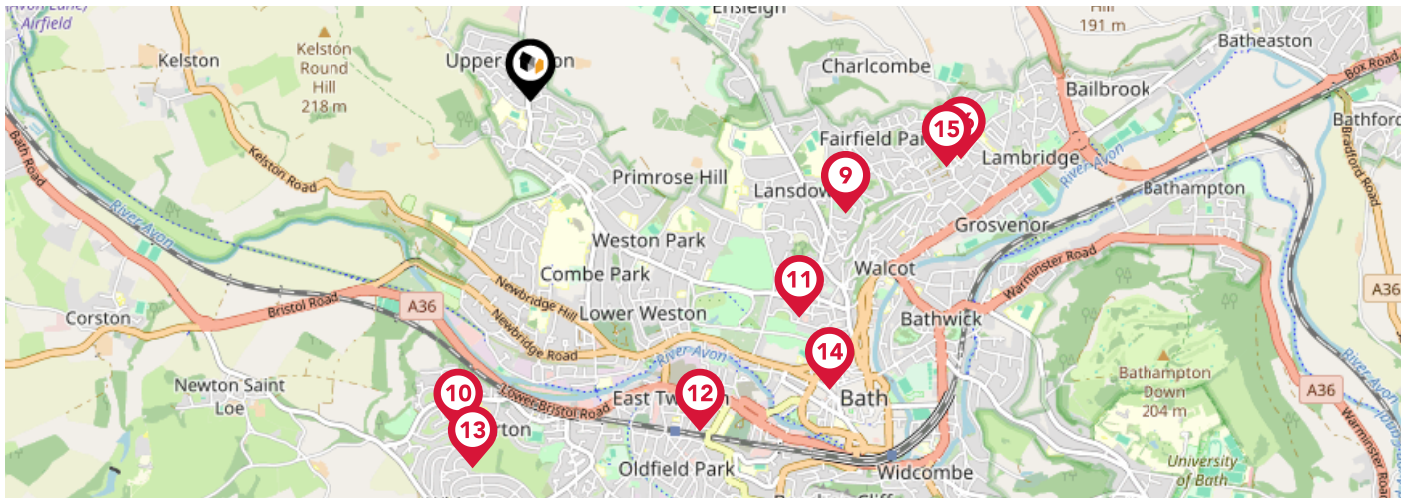
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

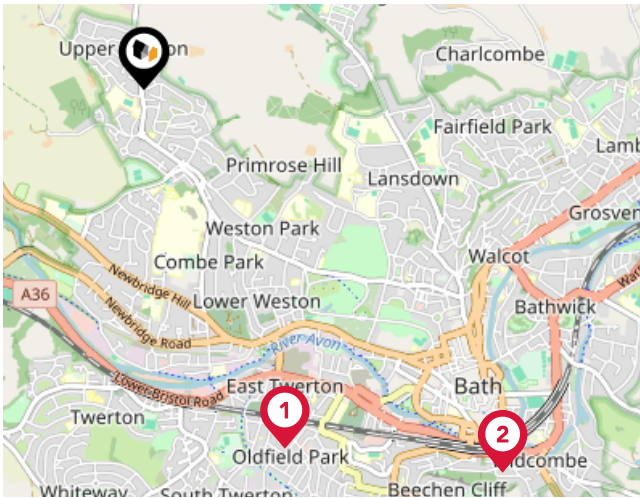
Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall filled cavity
Walls Energy:	Average
Roof:	Pitched 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators mains gas
Main Heating Controls:	Programmer TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 77% of fixed outlets
Floors:	Suspended no insulation (assumed)
Total Floor Area:	101 m ²



		Nursery	Primary	Secondary	College	Private
1	Weston All Saints CofE Primary School Ofsted Rating: Outstanding Pupils: 600 Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 191 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Oldfield School Ofsted Rating: Good Pupils: 1249 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Abbot Alphege Academy Ofsted Rating: Requires Improvement Pupils: 61 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Kingswood Preparatory School Ofsted Rating: Not Rated Pupils: 373 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Newbridge Primary School Ofsted Rating: Good Pupils: 402 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Kingswood School Ofsted Rating: Not Rated Pupils: 800 Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Royal High School GDST Ofsted Rating: Not Rated Pupils: 611 Distance:1.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

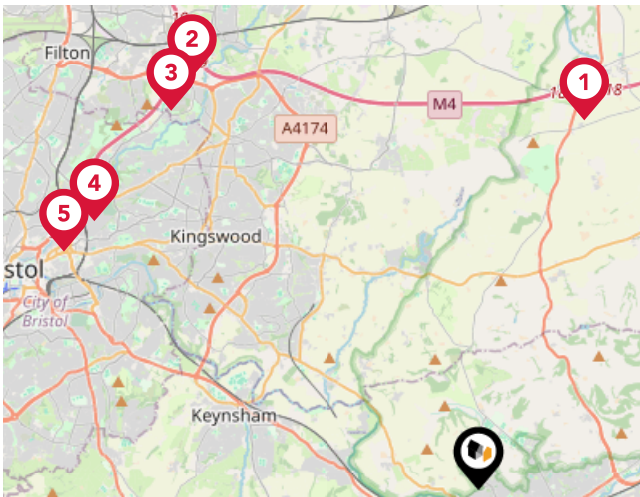


		Nursery	Primary	Secondary	College	Private
	St Stephens Church School Ofsted Rating: Good Pupils: 385 Distance: 1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Michaels Junior Church School Ofsted Rating: Good Pupils: 151 Distance: 1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Andrew's Church School Ofsted Rating: Good Pupils: 219 Distance: 1.59	<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: 1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Twerton Infant School Ofsted Rating: Good Pupils: 182 Distance: 1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bath Academy Ofsted Rating: Not Rated Pupils: 86 Distance: 1.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mark's CofE School Ofsted Rating: Good Pupils: 0 Distance: 1.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Saviours Infant Church School Ofsted Rating: Good Pupils: 161 Distance: 2.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



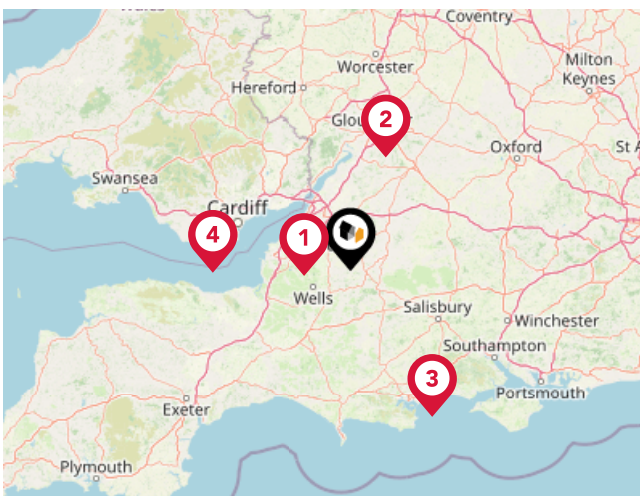
National Rail Stations

Pin	Name	Distance
1	Oldfield Park Rail Station	1.78 miles
2	Bath Spa Rail Station	2.43 miles
3	Keynsham Rail Station	4.44 miles



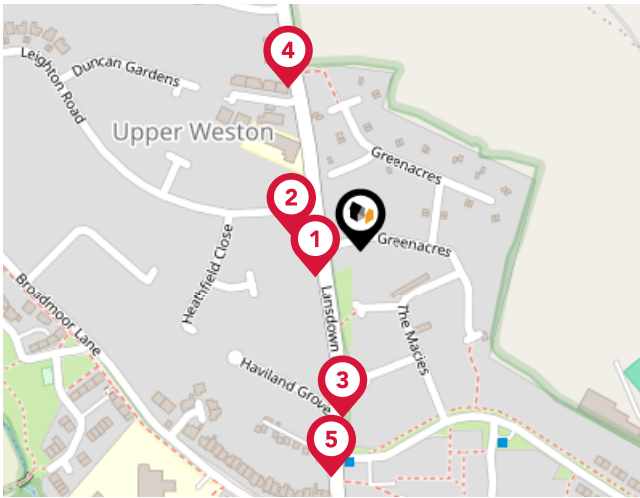
Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	7.09 miles
2	M4 J19	9.29 miles
3	M32 J1	9.04 miles
4	M32 J2	8.68 miles
5	M32 J3	8.86 miles



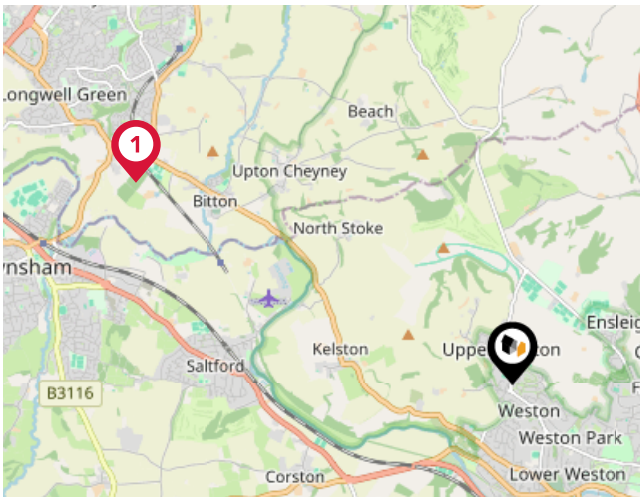
Airports/HELIPADS

Pin	Name	Distance
1	Bristol International Airport	13.66 miles
2	Gloucestershire Airport	35.37 miles
3	Bournemouth International Airport	49.72 miles
4	Cardiff International Airport	40.71 miles



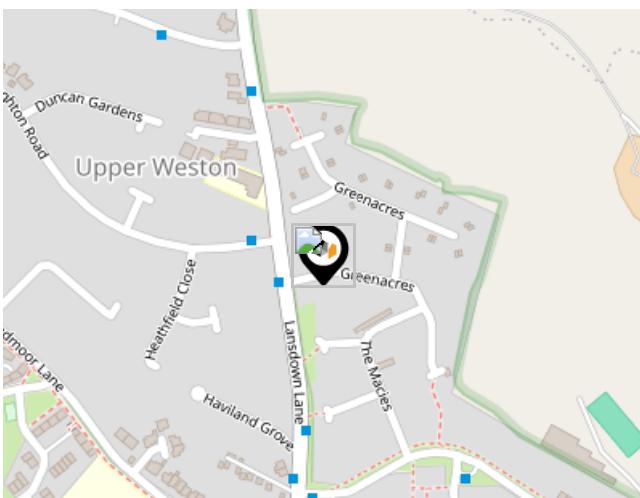
Bus Stops/Stations

Pin	Name	Distance
1	Greenacres	0.03 miles
2	Heathfield Close	0.04 miles
3	Haviland Grove	0.1 miles
4	Beresford Gardens	0.1 miles
5	Haviland Grove	0.13 miles



Local Connections

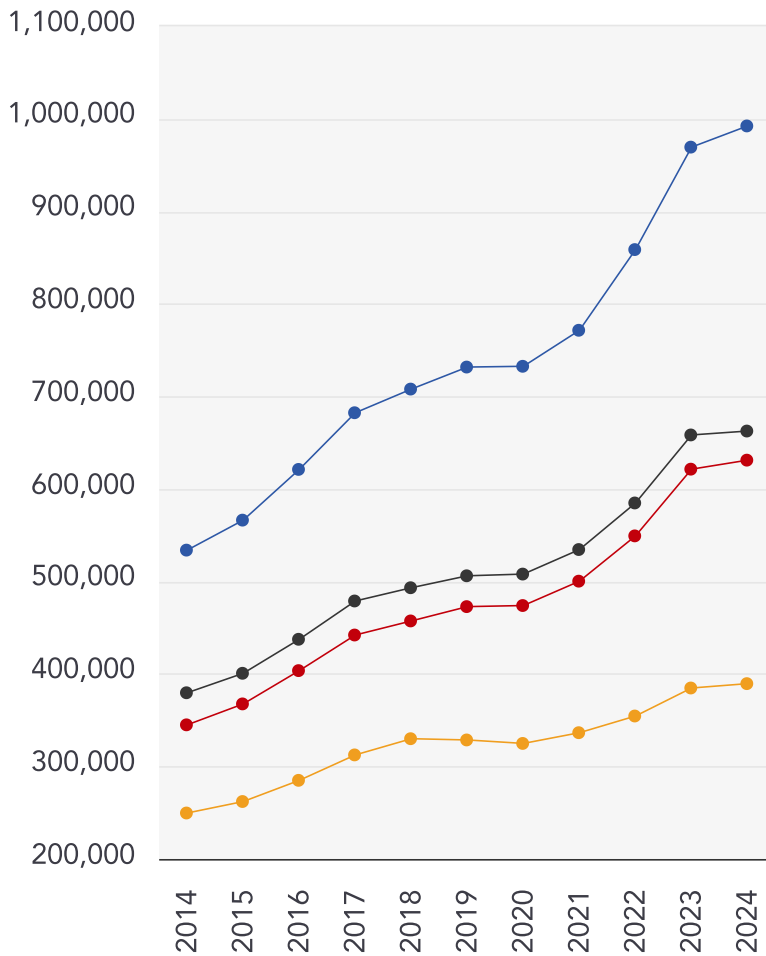
Pin	Name	Distance
1	Bitton (Avon Valley Railway)	3.95 miles



Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	8.68 miles
2	Temple Bridge (Bristol) Ferry Landing	8.81 miles
3	St Philip's Bridge	8.93 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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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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