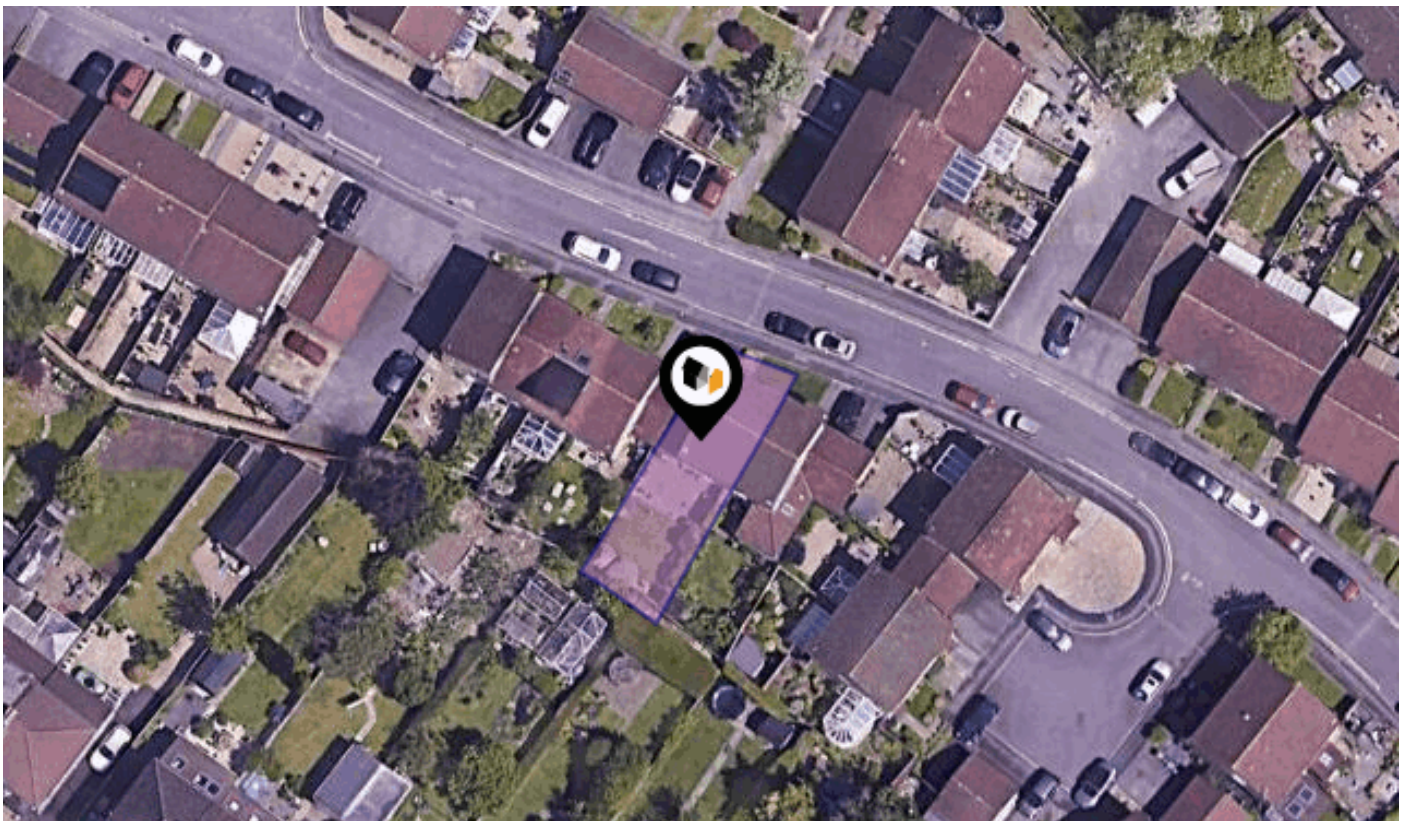




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 12th April 2024



FRANKLAND CLOSE, BATH, BA1

Asking Price : £370,000

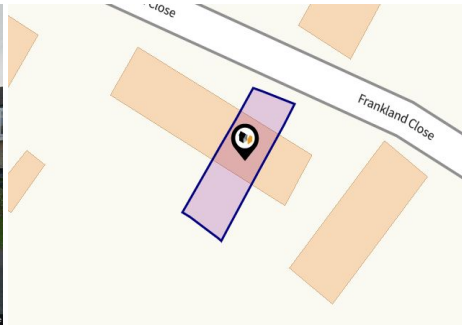
Martin & Co Bath

1 Cleveland Terrace, Bath, BA1 5DF

01225 429999

kate.armstrong@martinco.com

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



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	721 ft ² / 67 m ²
Plot Area:	0.04 acres
Council Tax :	Band D
Annual Estimate:	£2,155
Title Number:	ST311038
UPRN:	100120010759

Last Sold £/ft²:	£112
Asking Price:	£370,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

2 mb/s	48 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

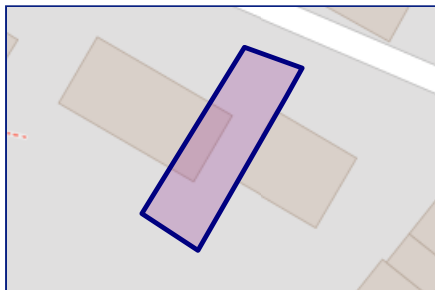


Planning records for: *76, Frankland Close, Bath, BA1 4EL*

Reference - 23/04442/FUL	
Decision:	No Objection
Date:	28th November 2023
Description:	Erection of front porch and rear single storey extension.

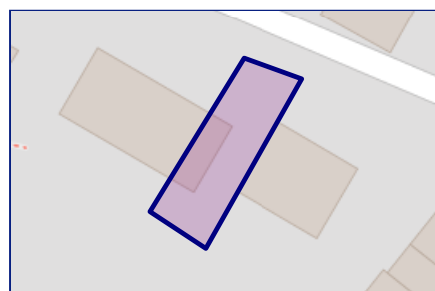
Reference - 23/04442/FUL	
Decision:	Application Permitted
Date:	28th November 2023
Description:	Erection of front porch and rear single storey extension.

Freehold Title Plan



ST311038

Leasehold Title Plan



AV77217

Start Date: 11/11/1982
End Date: 29/09/2980
Lease Term: 999 years from 29 September 1981
Term Remaining: 957 years

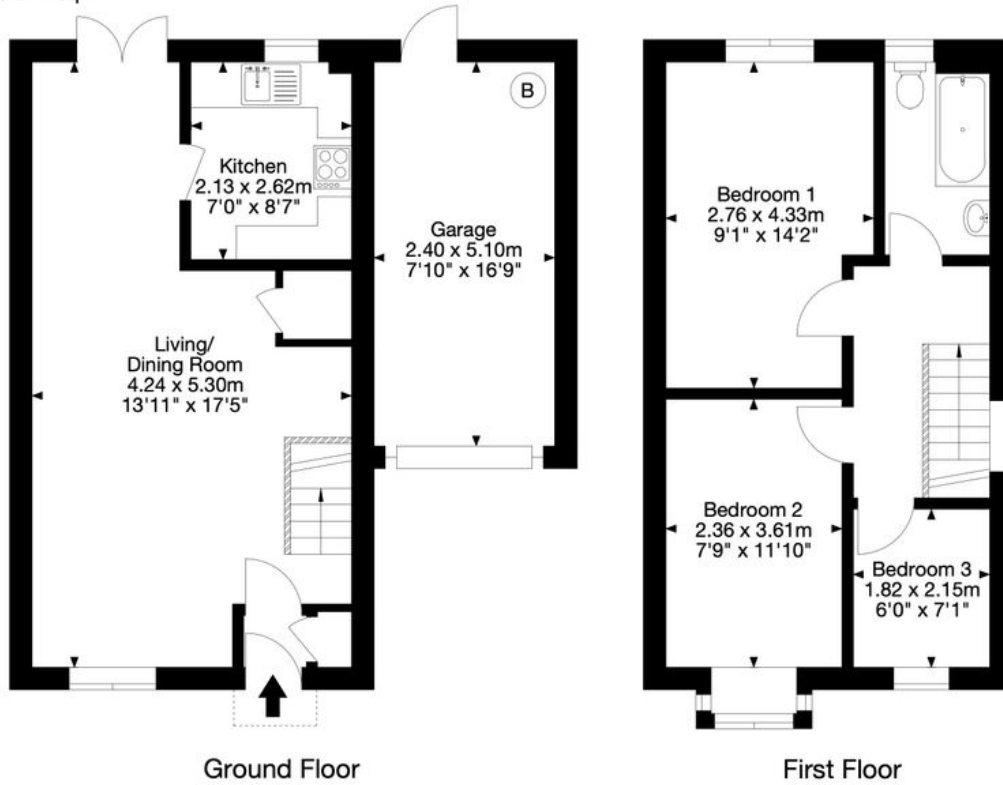






FRANKLAND CLOSE, BATH, BA1

Frankland Close, Weston, Bath, BA1 4EL
 Gross Internal Area (Approx.)
 Main House = 69 sq m / 742 sq ft
 Garage = 12 sq m / 129 sq ft
 Total Area = 81 sq m / 871 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

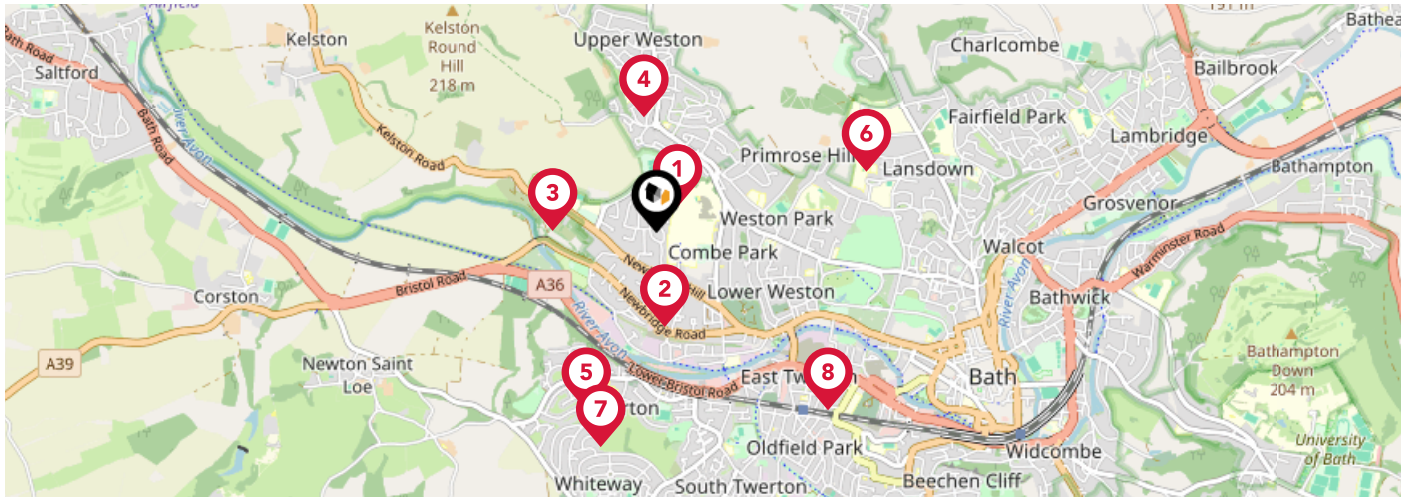
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Valid until 02.04.2034

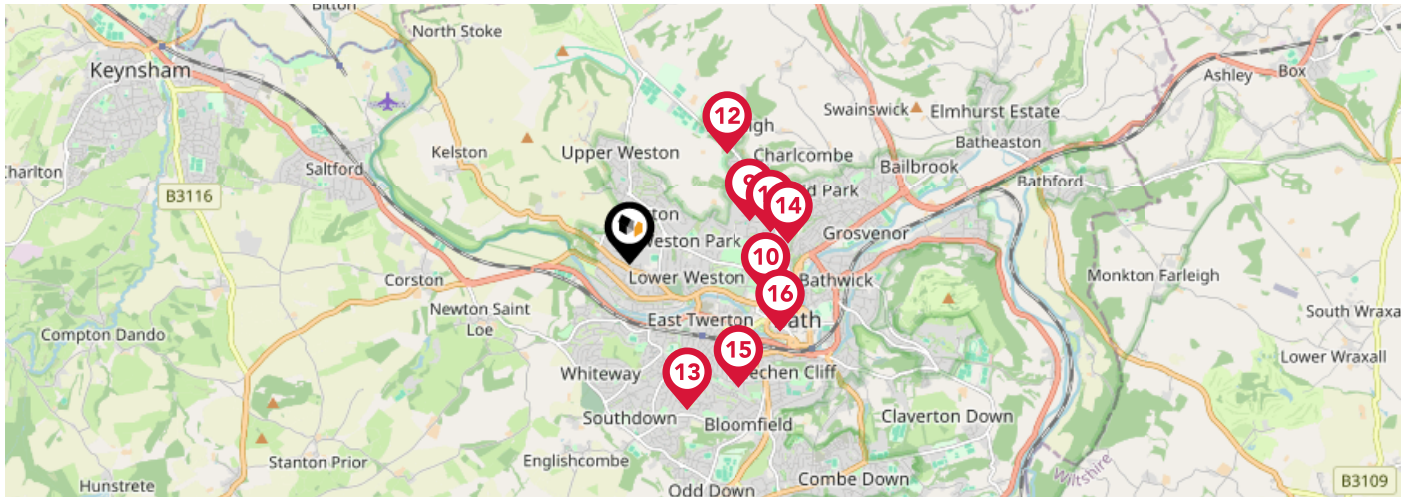
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	71 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

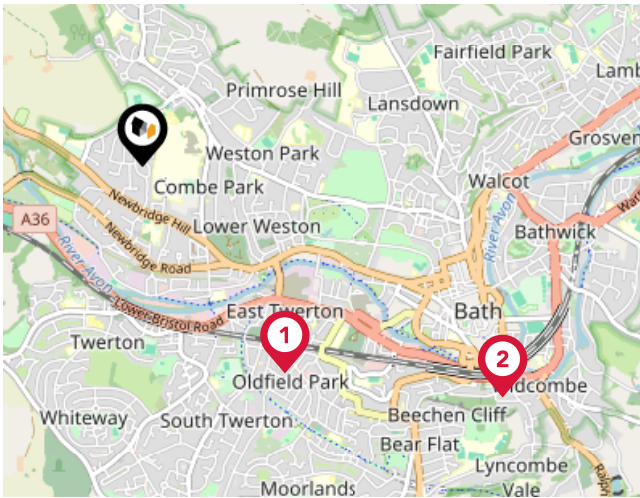
Property Type:	Semi-detached house
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	67 m ²



		Nursery	Primary	Secondary	College	Private
	St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 191 Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Newbridge Primary School Ofsted Rating: Good Pupils: 402 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oldfield School Ofsted Rating: Good Pupils: 1249 Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Weston All Saints CofE Primary School Ofsted Rating: Outstanding Pupils: 600 Distance:0.54	<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:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingswood Preparatory School Ofsted Rating: Not Rated Pupils: 373 Distance:1.01	<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:1.02	<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:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

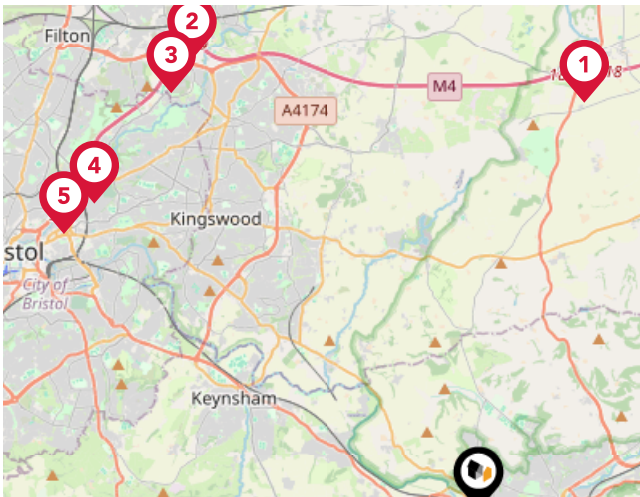


		Nursery	Primary	Secondary	College	Private
	Kingswood School Ofsted Rating: Not Rated Pupils: 800 Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Andrew's Church School Ofsted Rating: Good Pupils: 219 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Royal High School GDST Ofsted Rating: Not Rated Pupils: 611 Distance:1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Abbot Alphege Academy Ofsted Rating: Requires Improvement Pupils: 61 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oldfield Park Junior School Ofsted Rating: Good Pupils: 248 Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Stephens Church School Ofsted Rating: Good Pupils: 385 Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hayesfield Girls School Ofsted Rating: Good Pupils: 1385 Distance:1.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bath Academy Ofsted Rating: Not Rated Pupils: 86 Distance:1.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



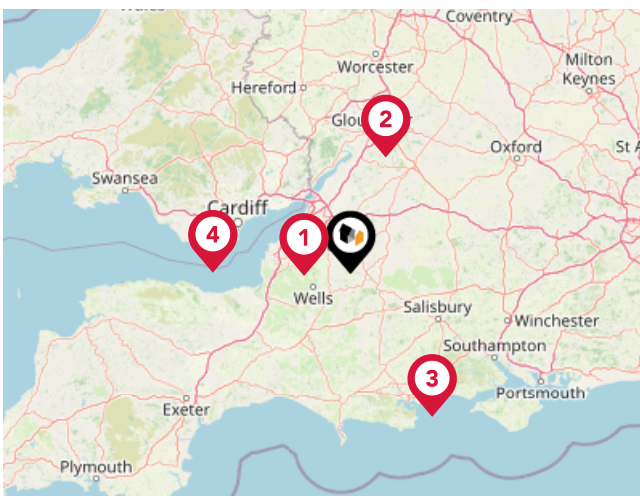
National Rail Stations

Pin	Name	Distance
1	Oldfield Park Rail Station	1.16 miles
2	Bath Spa Rail Station	1.98 miles
3	Keynsham Rail Station	4.64 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	7.77 miles
2	M4 J19	9.87 miles
3	M32 J1	9.59 miles
4	M32 J2	9.09 miles
5	M32 J3	9.22 miles

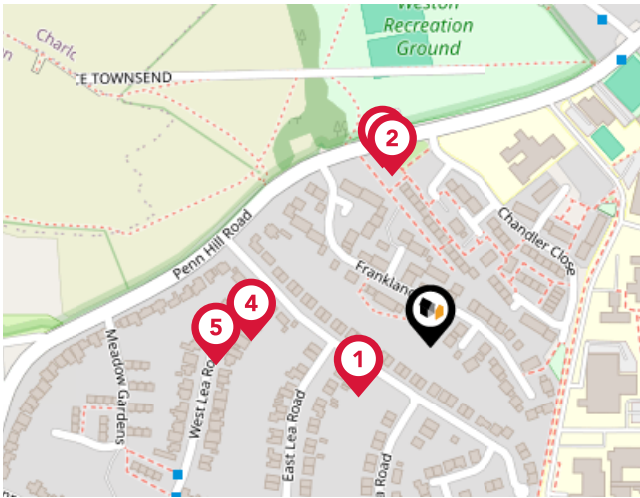


Airports/HELIPADS

Pin	Name	Distance
1	Bristol International Airport	13.61 miles
2	Gloucestershire Airport	36.05 miles
3	Bournemouth International Airport	49.12 miles
4	Cardiff International Airport	40.71 miles

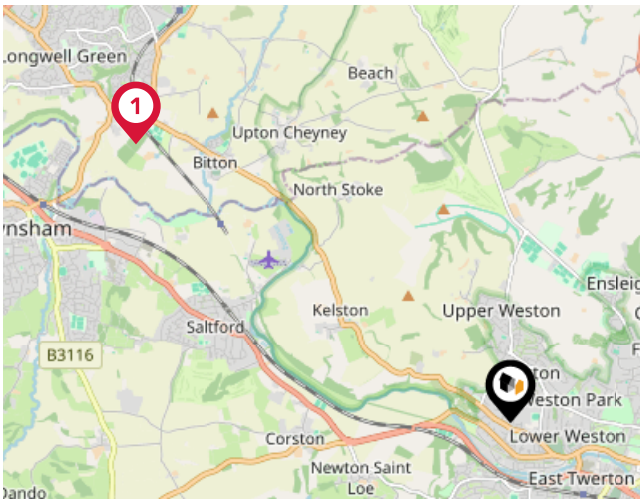
Area

Transport (Local)



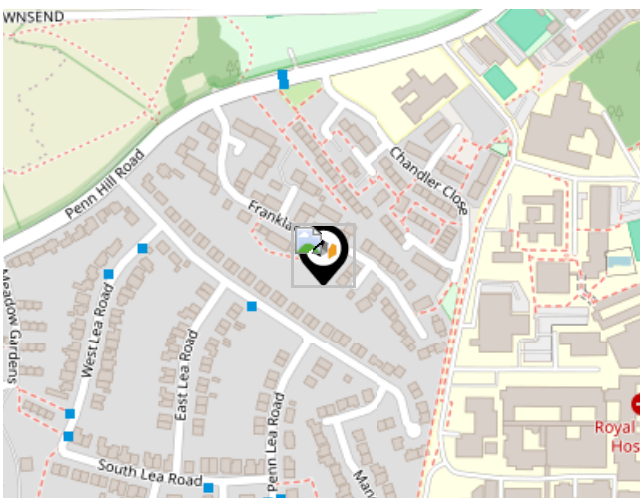
Bus Stops/Stations

Pin	Name	Distance
1	East Lea Road	0.05 miles
2	Chandler Close	0.1 miles
3	Chandler Close	0.11 miles
4	West Lea Road Top	0.1 miles
5	West Lea Road Top	0.12 miles



Local Connections

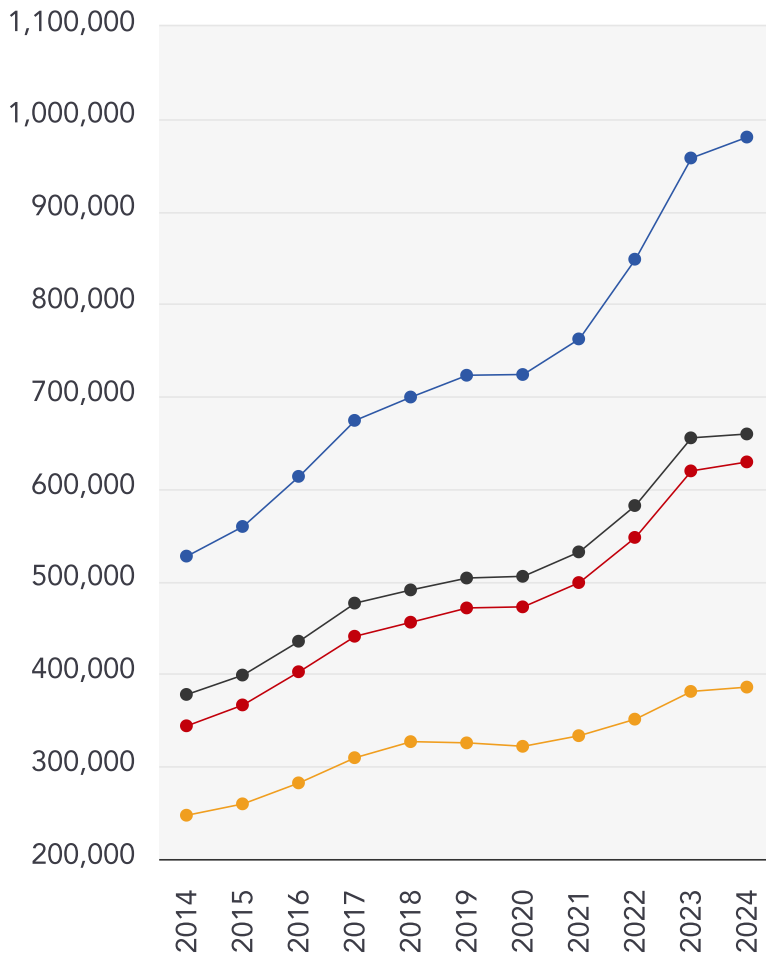
Pin	Name	Distance
1	Bitton (Avon Valley Railway)	4.32 miles



Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	8.97 miles
2	Temple Bridge (Bristol) Ferry Landing	9.1 miles
3	St Philip's Bridge	9.21 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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Martin & Co Bath

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