

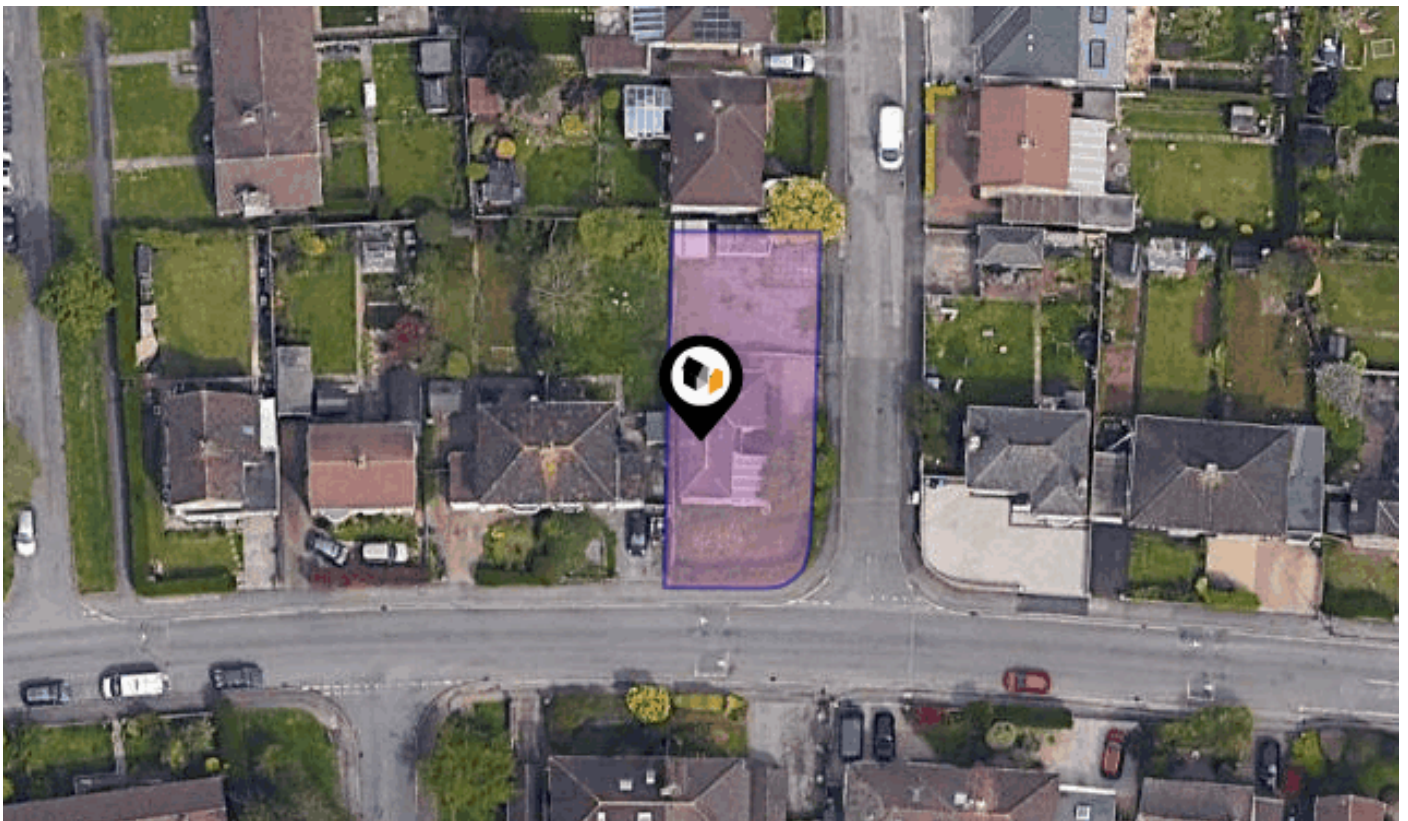


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 30<sup>th</sup> April 2024



## HAWTHORN GROVE, BATH, BA2

Asking Price : £570,000

### Martin & Co Bath

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

### **FREEHOLD DETACHED HOUSE – NO ONWARD CHAIN**

Martin and Co Bath are offering for sale this former HMO detached property, which is in good condition throughout, been well maintained by the current owner and could be a great family home or as an investment.

Combe Down which is approximately one and half miles away from the Bath City Centre has always had a strong residential sales and rental market due to its proximity to Bath University and the access into Bath.

As you enter the property from the entrance hallway there is a downstairs WC. To the left is the Living room which has a double glazed window over looking the side of the property and there is a direct access to the Conservatory which gives access to the side and front gardens. To the right of the hallway is the Kitchen with access out to the garden and the dining room.

The Kitchen has a single drainer sink unit and a range of wall and base units providing storage along with an electric hob and oven with an overhead extractor fan. There is a plumbing for a washing machine, Dish washer, space for a tumble dryer and an upright fridge freezer , laminated work top surfaces , double glazed window and door, tiled floor and part tiled walls.

Upstairs there are three double bedrooms with bedroom one having an En- suite shower room. Also on this floor is the family bathroom which has an enclosed panelled Bath, shower and glass shower screen, Pedestal wash hand basin , low level WC , part tiles walls and an obscured double glazed window.

The garden wraps around the front and side of the property and as you look at the property to the right hand side is a fence. To the right of that is a continuation of the garden which provides off road parking and lots of potential to extend the lawned area, may be extend the property or add a single or double garage subject to local planning regulations.

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.

### **AGENTS NOTES**

This property has full Gas Central Heating and double glazing.

New Carpets throughout.

We hold a Domestic Electrical Certificate Condition Report dated 20/04 / 2021

We Hold a Gas Safety Certificate dated 18/03/2022

Previous HMO licence from 7th June 2019 and 30th September 2023



## Property

<b>Type:</b>	Detached	<b>Asking Price:</b>	£570,000
<b>Bedrooms:</b>	3	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	1,132 ft <sup>2</sup> / 105 m <sup>2</sup>		
<b>Plot Area:</b>	0.09 acres		
<b>Year Built :</b>	1967-1975		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,634		
<b>Title Number:</b>	AV191807		
<b>UPRN:</b>	100120012591		

## Local Area

<b>Local Authority:</b>	Bath and north east somerset
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
<ul style="list-style-type: none"> <li>Rivers &amp; Seas</li> <li>Surface Water</li> </ul>	<p>Very Low</p> <p>High</p>

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

<b>17</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



Planning records for: *95, Hawthorn Grove, Bath, BA2 5QG*

Reference - 17/03239/FUL
<b>Decision:</b> Application Refused
<b>Date:</b> 07th July 2017
<b>Description:</b> Erection of 1 no. 1 bedroom dwelling, associated landscaping and car parking (Resubmission)

Reference - 17/01590/FUL
<b>Decision:</b> Application Refused
<b>Date:</b> 31st March 2017
<b>Description:</b> Erection of 1 no. 1 bedroom dwelling, associated landscaping and car parking.

Reference - 06/00580/FUL
<b>Decision:</b> Application Refused
<b>Date:</b> 13th February 2006
<b>Description:</b> One bed dwelling on land adjoining 95 Hawthorn Grove

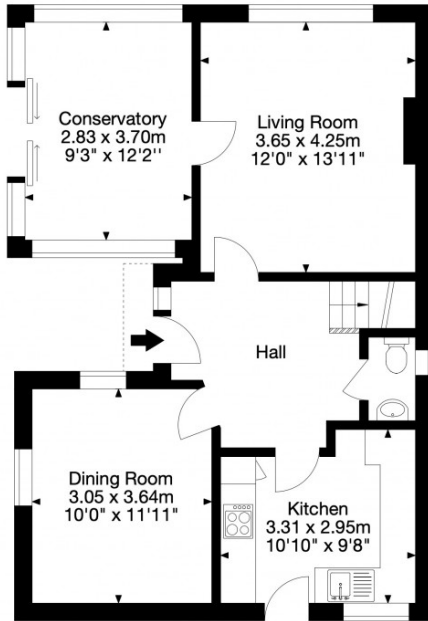




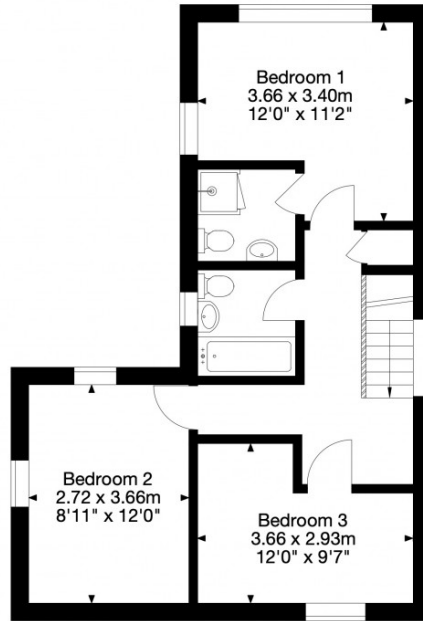


## HAWTHORN GROVE, BATH, BA2

Hawthorne Grove, Combe Down, Bath BA2 5QG  
Gross Internal Area (Approx.)  
105 sq m / 1,132 sq ft



Ground Floor



First 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.



Hawthorn Grove, BA2

Energy rating

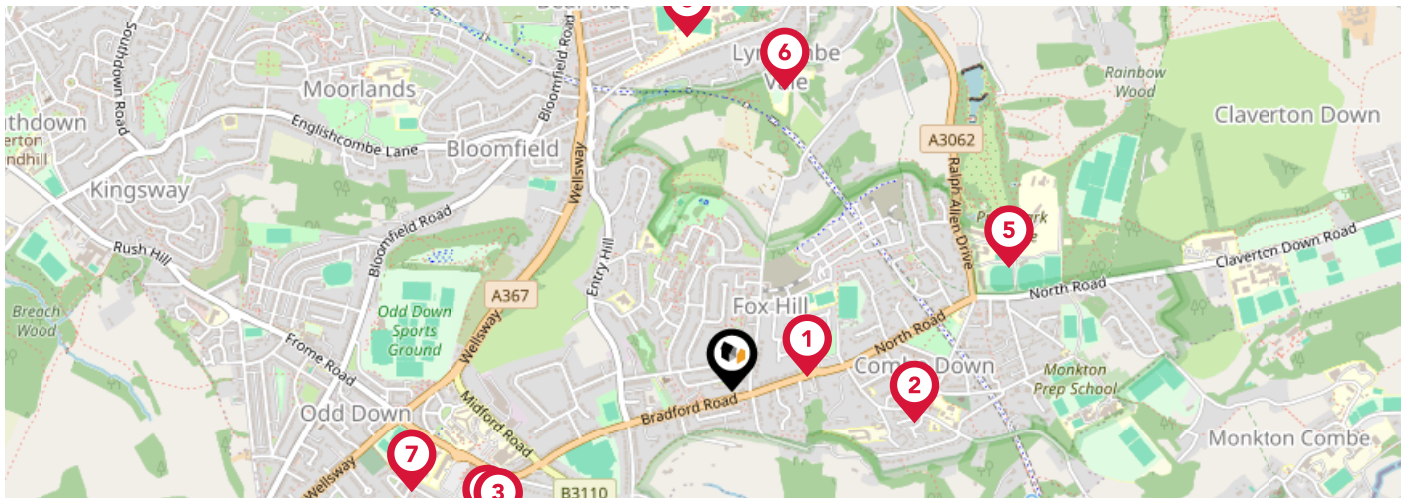
**D**

Valid until 08.08.2029

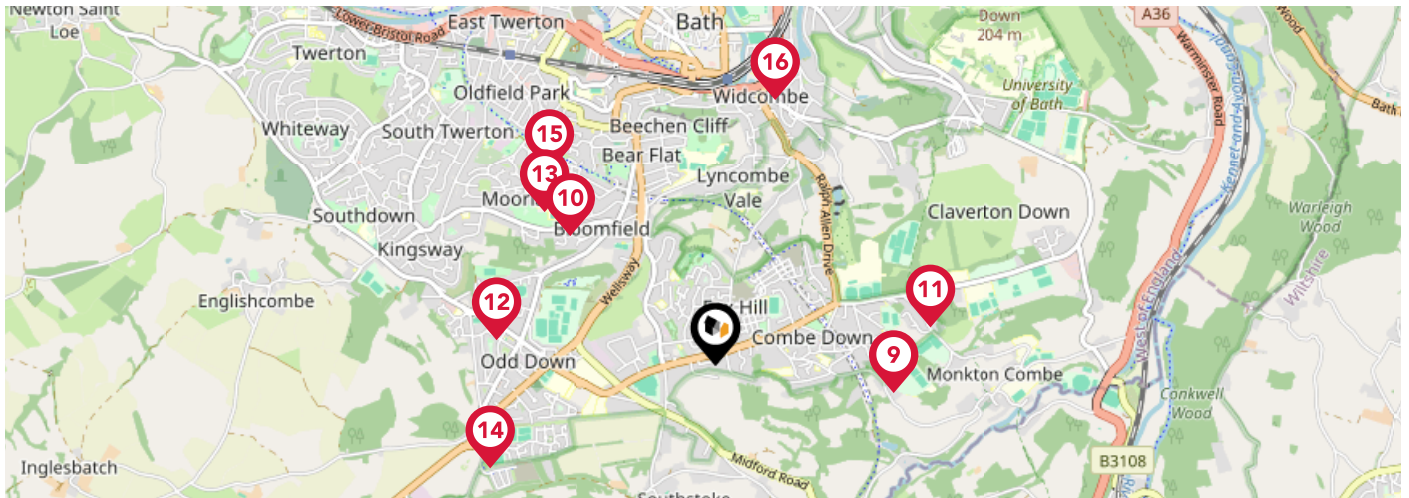
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		81   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	65   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

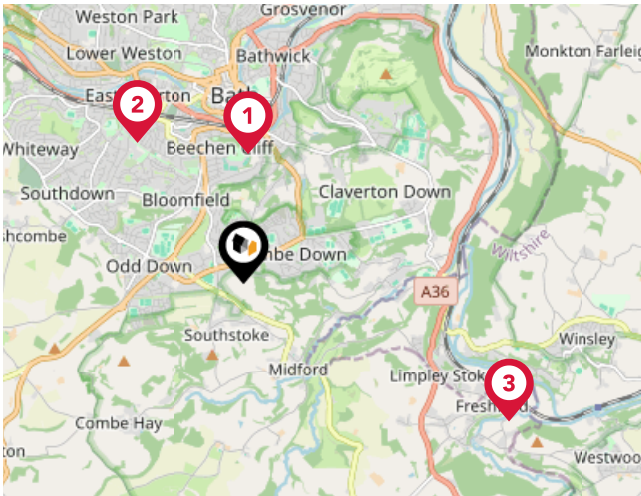
<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 92% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	91 m <sup>2</sup>



	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Mulberry Park Educate Together Primary Academy</b> Ofsted Rating: Not Rated   Pupils: 44   Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>Combe Down CofE Primary School</b> Ofsted Rating: Good   Pupils: 414   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>Three Ways School</b> Ofsted Rating: Good   Pupils: 220   Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>Aspire Academy</b> Ofsted Rating: Good   Pupils: 59   Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Prior Park College</b> Ofsted Rating: Not Rated   Pupils: 597   Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>The Paragon School, Junior School of Prior Park College</b> Ofsted Rating: Not Rated   Pupils: 261   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>St Martin's Garden Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 197   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>Beechen Cliff School</b> Ofsted Rating: Inadequate   Pupils: 1286   Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

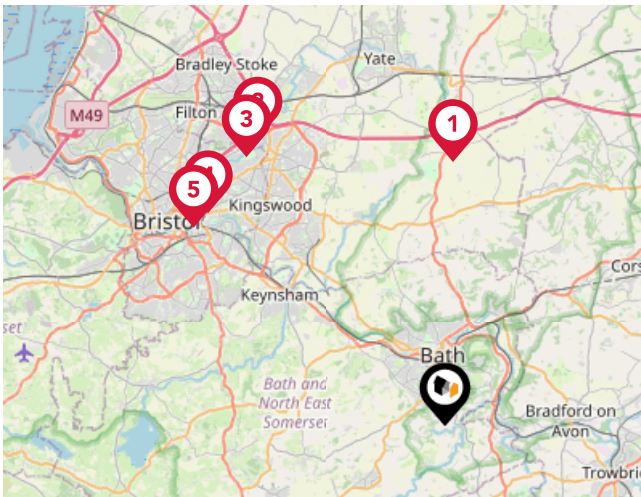


		Nursery	Primary	Secondary	College	Private
	<b>Monkton Prep School</b> Ofsted Rating: Not Rated   Pupils: 335   Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Moorlands Junior School</b> Ofsted Rating: Good   Pupils: 224   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ralph Allen School</b> Ofsted Rating: Good   Pupils: 1307   Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Philip's CofE Primary School</b> Ofsted Rating: Good   Pupils: 278   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Moorlands Infant School</b> Ofsted Rating: Good   Pupils: 169   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Saint Gregory's Catholic College</b> Ofsted Rating: Outstanding   Pupils: 977   Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St John's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 315   Distance:1.18	<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:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



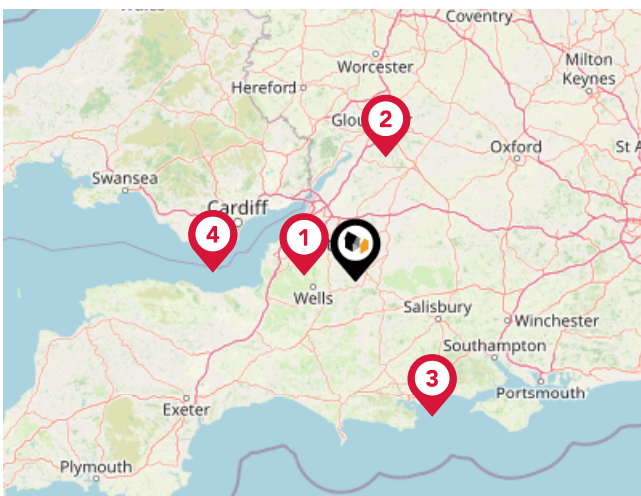
### National Rail Stations

Pin	Name	Distance
1	Bath Spa Rail Station	1.2 miles
2	Oldfield Park Rail Station	1.63 miles
3	Freshford Rail Station	2.77 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	9.79 miles
2	M4 J19	12.66 miles
3	M32 J1	12.38 miles
4	M32 J2	11.8 miles
5	M32 J3	11.87 miles

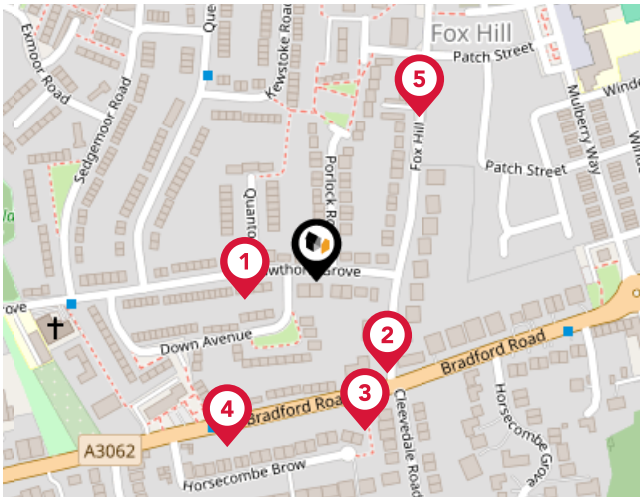


### Airports/HELIPADS

Pin	Name	Distance
1	Bristol International Airport	15.35 miles
2	Gloucestershire Airport	37.82 miles
3	Bournemouth International Airport	46.35 miles
4	Cardiff International Airport	42.43 miles

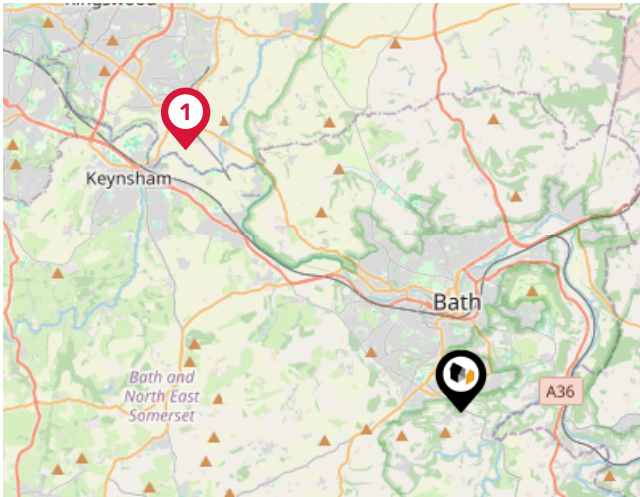
# Area

## Transport (Local)



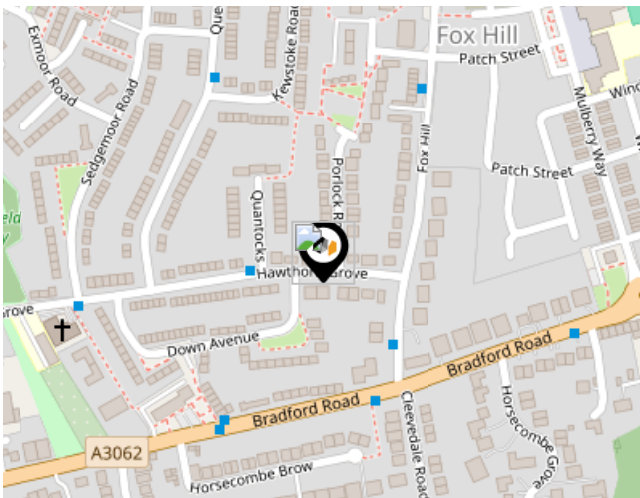
### Bus Stops/Stations

Pin	Name	Distance
1	Quantocks	0.04 miles
2	Foxhill House	0.07 miles
3	Foxhill House	0.09 miles
4	Bradford Road Shops	0.11 miles
5	Bradford Park	0.11 miles



### Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	7.03 miles



### Ferry Terminals

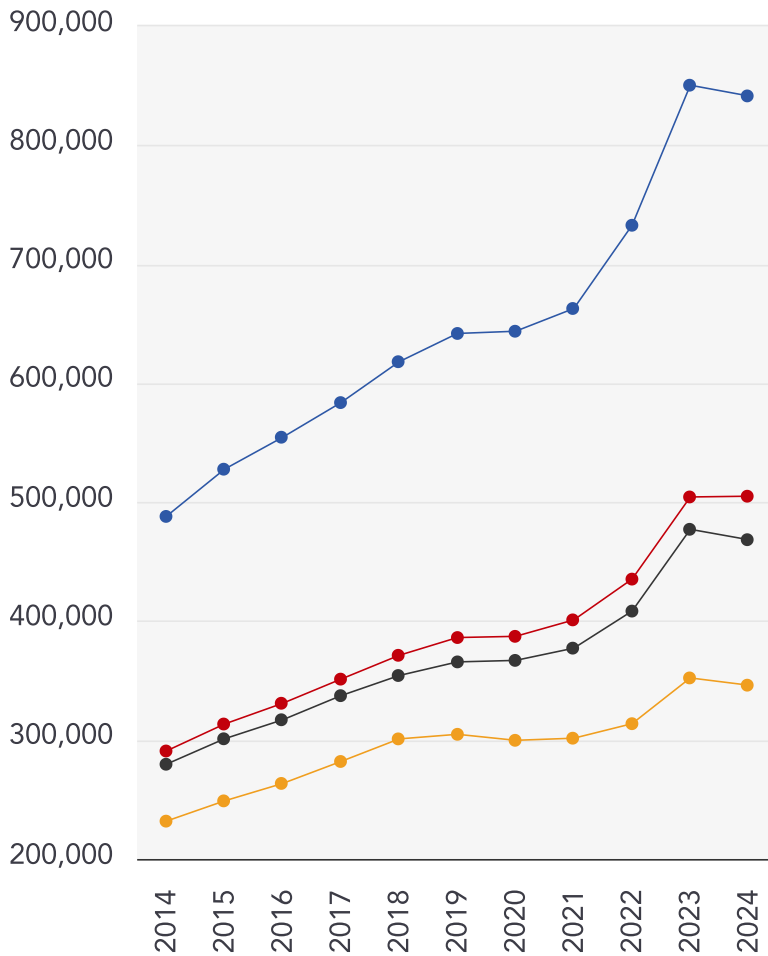
Pin	Name	Distance
1	Temple Meads Station Ferry Landing	11.52 miles
2	Temple Bridge (Bristol) Ferry Landing	11.65 miles
3	St Philip's Bridge	11.76 miles

# Market

## House Price Statistics



### 10 Year History of Average House Prices by Property Type in BA2



Detached

**+72.44%**

Semi-Detached

**+73.65%**

Terraced

**+67.5%**

Flat

**+49.31%**



### 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.



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# Martin & Co Bath

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