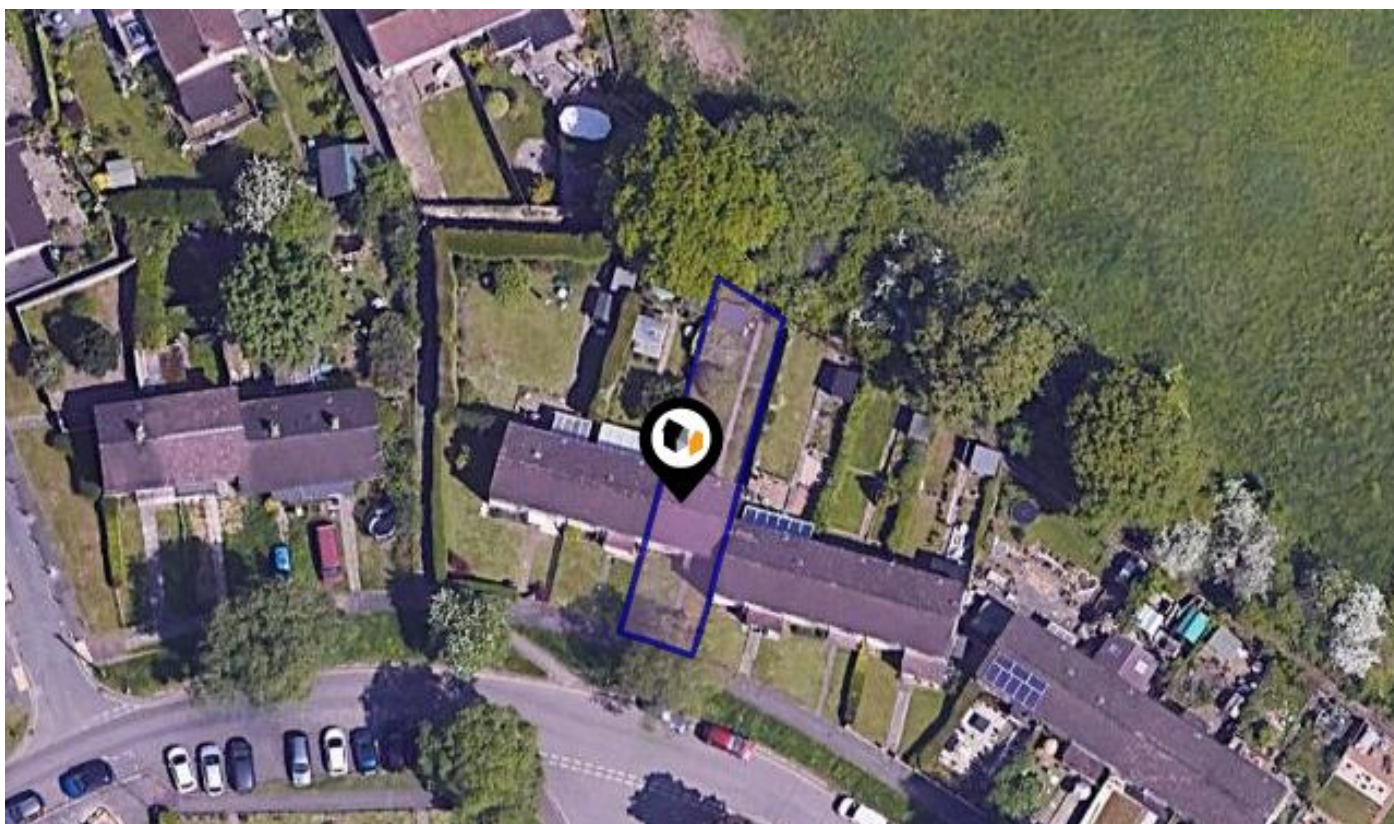




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 02nd May 2024



EASTFIELD AVENUE, BATH, BA1

Offers Invited : £310,000

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



FREEHOLD HOUSE - OFFERS INVITED

Martin and Co Bath are offering this 3-bedroom middle terrace home for sale with no onward chain and offers are invited. This property could be a very nice family home or bought as an investment as it is currently occupied by a tenant.

As you enter the property into the entrance hallway, to the right hand side is a large storage area/ Cloaks hanging space and there is also an under stairs recess for additional storage along with a radiator and wooden effect laminated flooring.

To the left of the hallway is an open plan reception room with a front aspect double glazed window, radiator and wooden effect laminated flooring leading through to the open plan kitchen/ dining room.

There is a double-glazed rear aspect window overlooking the garden and UPVC obscured double back door. A single drainer sink unit with mixer taps, range of wall and base units providing storage. 4 ring gas hob with an overhead extractor fan and built in oven, space for an upright fridge freezer, plumbing for a washing machine, space for a tumble dryer an additional shelving. There is also another double glazed rear aspect window, part tiles walls and wooden effect flooring.

On the 1st floor landing there is a storage cupboard and three bedrooms, separate WC and a family bathroom which has an enclosed panelled bath with mixer taps, along with and shower with a glass shower screen. There is a pedestal wash hand basin, medicine cupboard, and an upright radiator.

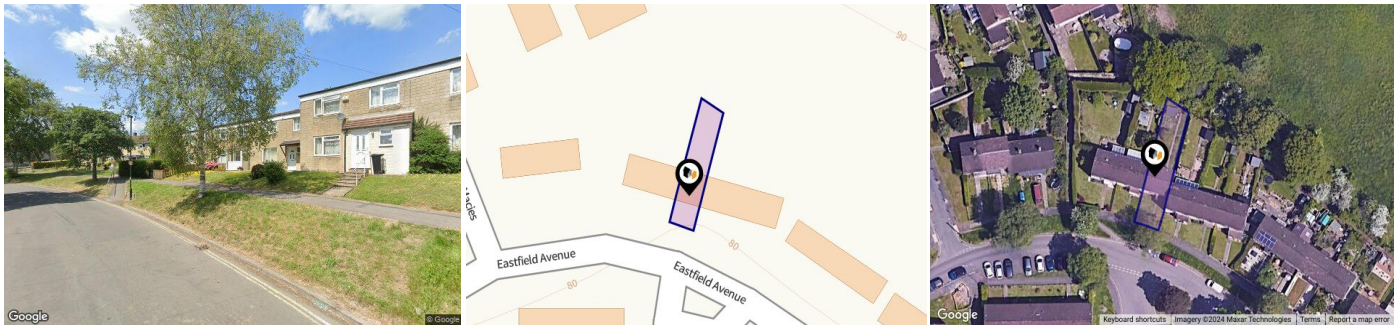
To the rear of the property there is a mature rear garden which has a small patio area, lawned, garden shed and its fully enclosed by wooden fencing and there is also the added advantage of backing onto open woodland.

Weston is a very popular area due to proximity of the RUH and its excellent schools which include St Mary's Catholic Primary School, Newbridge Primary School and Oldfield Secondary School to mention a few. There also good transport links with a bus stop opposite the property with a direct service to Bath City Centre and RUH.

There are local shops and Cafes on Weston High Street including a Tesco's convenience store with parking. If you want to go into Bath City Centre which is approximately 3.5 miles away you can enjoy the 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 and 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 direct route to London Paddington.

All viewings are by appointment only though Martin and Co Bath.



Property

Type:	Terraced	Last Sold £/ft²:	£317
Bedrooms:	3	Offers Invited:	£310,000
Floor Area:	839 ft ² / 77 m ²	Tenure:	Freehold
Plot Area:	0.05 acres		
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£1,916		
Title Number:	AV159286		
UPRN:	100120008584		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

2 mb/s	45 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



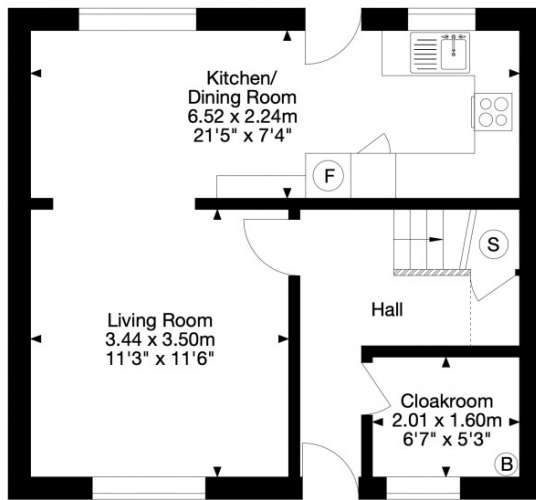




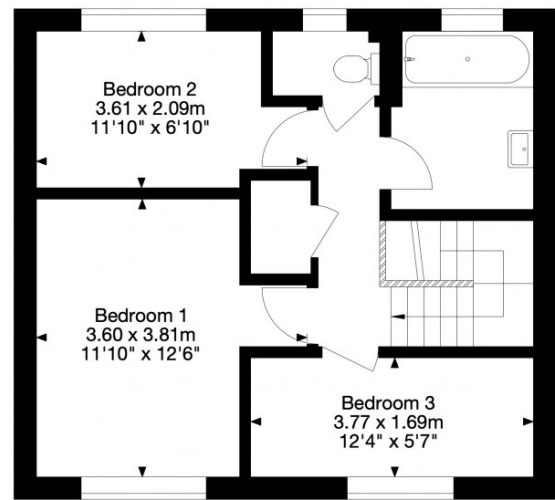


EASTFIELD AVENUE, BATH, BA1

Eastfield Avenue, Weston, Bath BA1 4HH
Gross Internal Area (Approx.)
78 sq m / 839 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.

UPPER WESTON, BATH, BA1

Energy rating

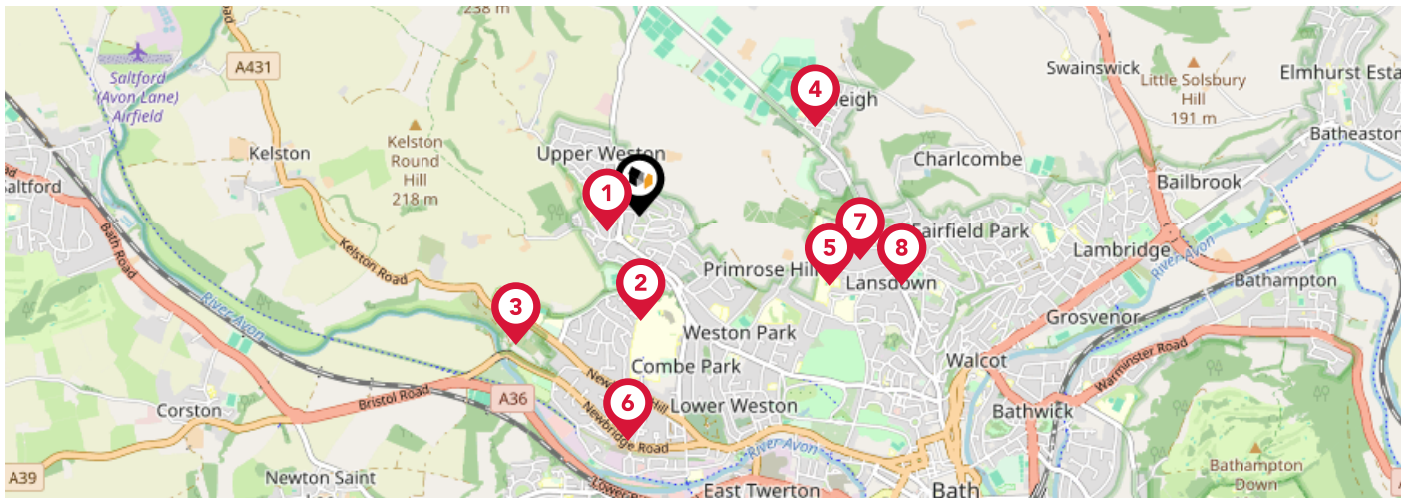
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Valid until 11.11.2030

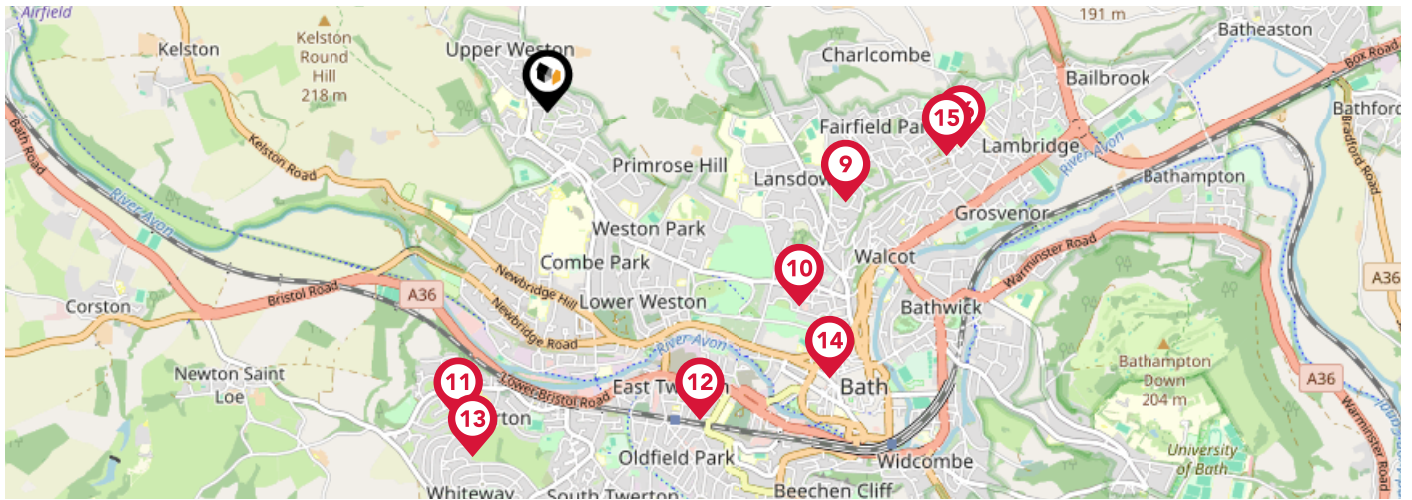
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

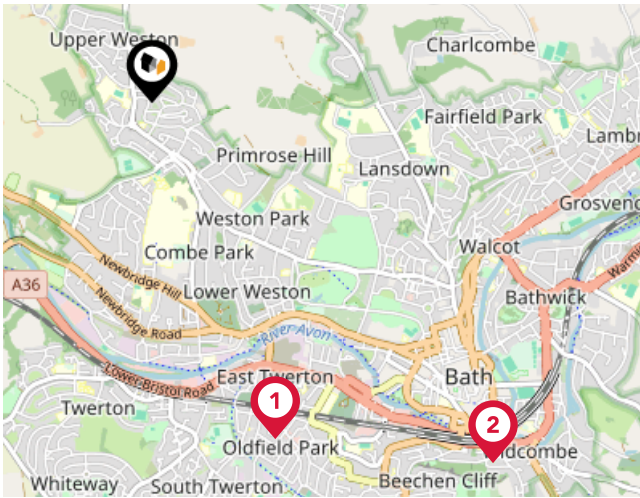
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 18% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	77 m ²



	Nursery	Primary	Secondary	College	Private
<p>1 Weston All Saints CofE Primary School Ofsted Rating: Outstanding Pupils: 600 Distance:0.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 191 Distance:0.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Oldfield School Ofsted Rating: Good Pupils: 1249 Distance:0.82</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Abbot Alphege Academy Ofsted Rating: Requires Improvement Pupils: 61 Distance:0.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Kingswood Preparatory School Ofsted Rating: Not Rated Pupils: 373 Distance:0.93</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Newbridge Primary School Ofsted Rating: Good Pupils: 402 Distance:1.04</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Kingswood School Ofsted Rating: Not Rated Pupils: 800 Distance:1.04</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Royal High School GDST Ofsted Rating: Not Rated Pupils: 611 Distance:1.26</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

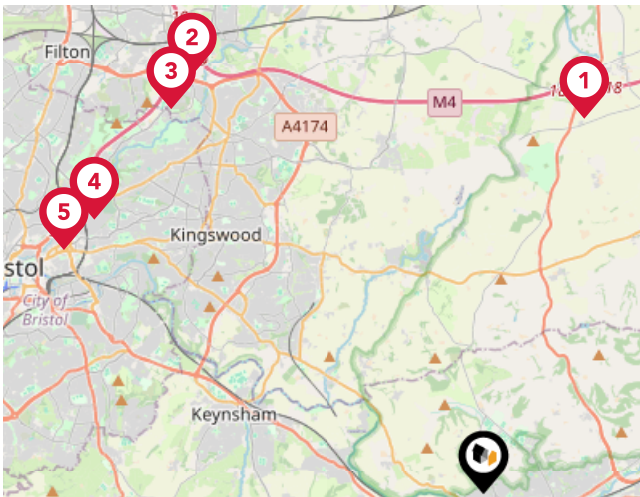


		Nursery	Primary	Secondary	College	Private
	St Stephens Church School Ofsted Rating: Good Pupils: 385 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Andrew's Church School Ofsted Rating: Good Pupils: 219 Distance:1.47	<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:1.49	<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:1.59	<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:1.63	<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:1.79	<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:1.85	<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:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



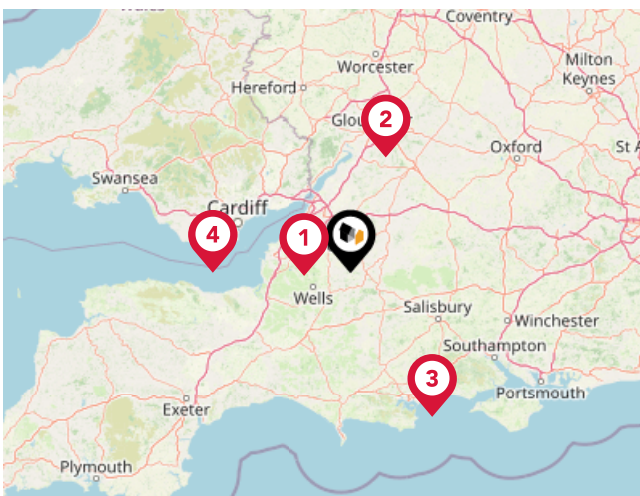
National Rail Stations

Pin	Name	Distance
1	Oldfield Park Rail Station	1.66 miles
2	Bath Spa Rail Station	2.29 miles
3	Keynsham Rail Station	4.54 miles



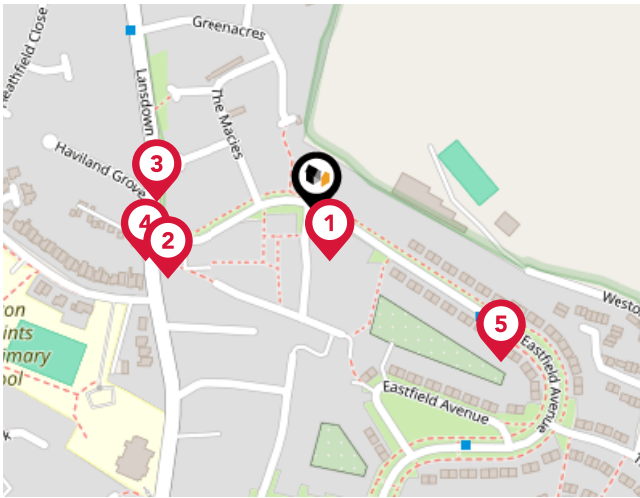
Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	7.17 miles
2	M4 J19	9.43 miles
3	M32 J1	9.17 miles
4	M32 J2	8.8 miles
5	M32 J3	8.98 miles



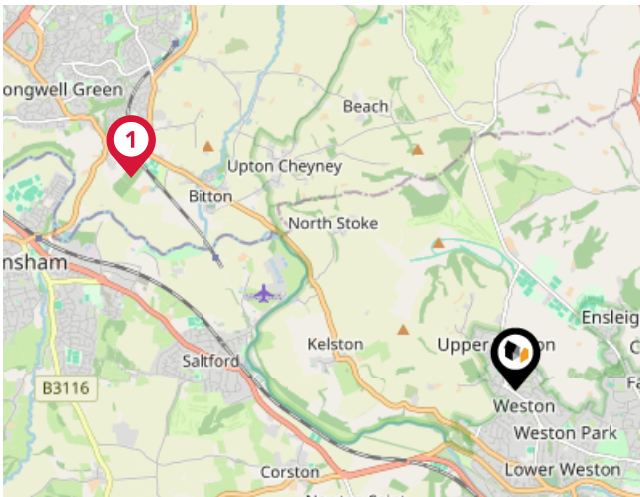
Airports/HELIPADS

Pin	Name	Distance
1	Bristol International Airport	13.74 miles
2	Gloucestershire Airport	35.44 miles
3	Bournemouth International Airport	49.59 miles
4	Cardiff International Airport	40.8 miles



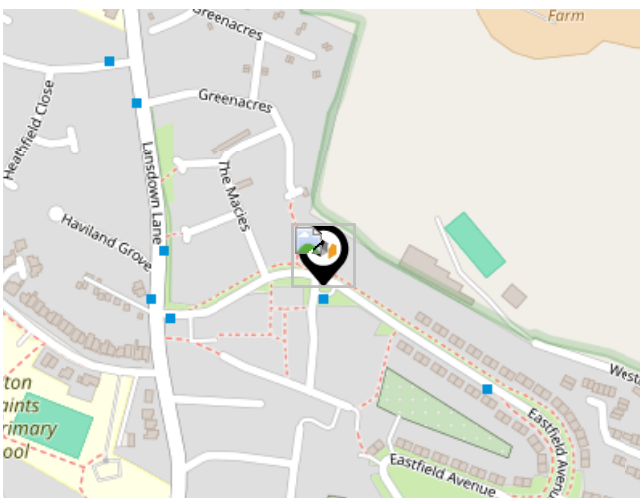
Bus Stops/Stations

Pin	Name	Distance
1	Haviland Park	0.03 miles
2	Eastfield Avenue - West	0.09 miles
3	Haviland Grove	0.09 miles
4	Haviland Grove	0.1 miles
5	Eastfield Avenue - Top	0.14 miles



Local Connections

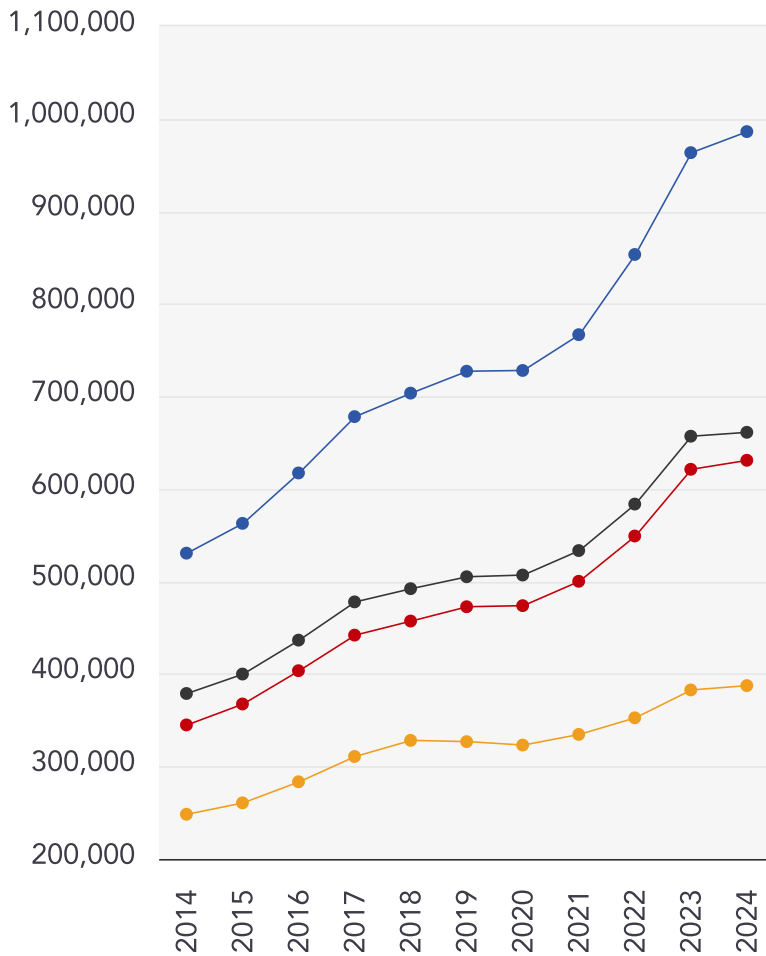
Pin	Name	Distance
1	Bitton (Avon Valley Railway)	4.08 miles



Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	8.8 miles
2	Temple Bridge (Bristol) Ferry Landing	8.93 miles
3	St Philip's Bridge	9.04 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

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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