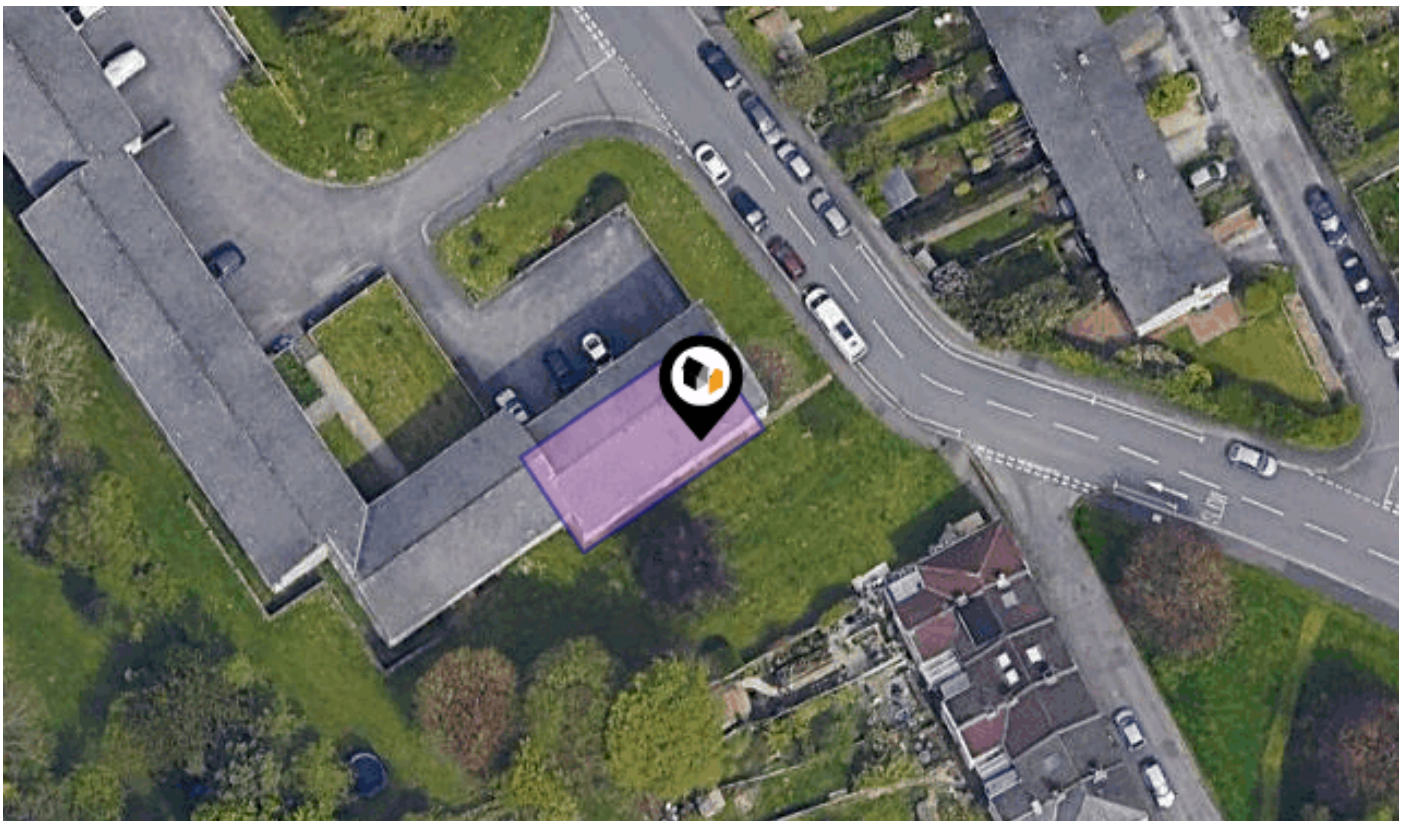




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 17th May 2024



SOLSBURY WAY, BATH, BA1

Asking Price : £300,000

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

LEASEHOLD - 3 BEDROOM APARTMENT

Martin and Co Bath are offering for sale this rare 1st floor 3 bedroom apartment for sale in Fairfield Park with some outstanding views of the local fields and woodland. As you enter the property from the entrance hallway, to the left-hand side is the sitting room with double glazed sliding patio doors leading out to your own private balcony with some great views along with a serving hatch, radiator and carpet covered flooring.

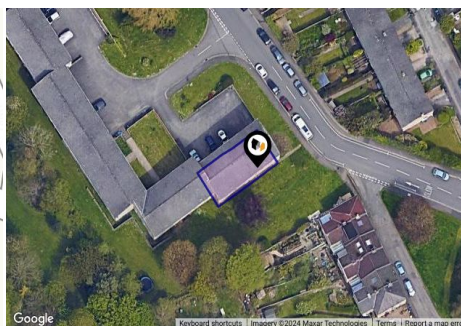
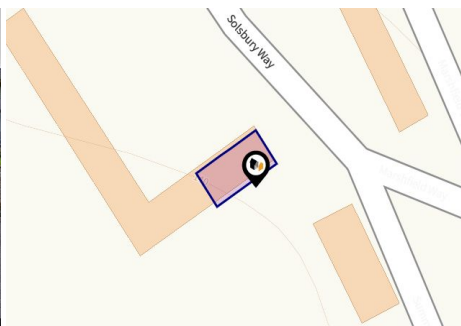
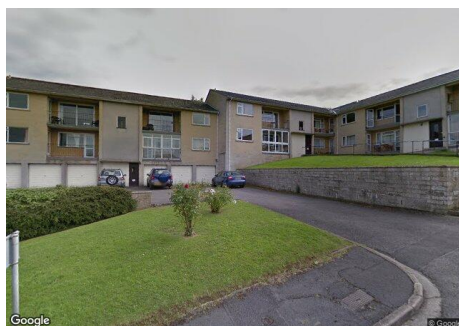
The kitchen is modern with a double bowl sink unit and mixer taps, a built-in cooker and hob with an overhead extractor fan and a range of wall and base units providing storage. There is also a breakfast bar, plumbing for a washing machine and a storage cupboard housing a combination boiler. There is space for an American style fridge, tumble dryer, dish washer, along with laminated work top surfaces and a double-glazed window again with views.

There is a secondary internal hallway from the sitting room where you can find the family bathroom, which is has an enclosed panelled bath, a vanity sink unit with a small cupboard under along with a low-level WC, part tiled walls and an obscure double-glazed frosted window.

To the left of the bathroom is Bedroom 1 which has a double-glazed window, space for a free-standing cupboard and chest of drawers, radiator and carpet covered flooring. Bedroom two is off the inner hallway and to the right-hand side of the bathroom, again with a double-glazed window, a radiator and carpet covered flooring. Bedroom three which is to the right-hand side of the Kitchen is currently being used as an office and has a double-glazed window, storage shelving, radiator and carpet covered flooring.

One major advantage with this property is that there is an integral garage with parking to the front and to the rear of the property is a well-kept communal garden. The scenic location is perfect for countryside walks towards Charcombe, Wooley and Lansdown. The BA1 postcode makes M4 motorway access straightforward. The hustle and bustle of Larkhall village is just over half a mile away offering a range of independent shops and cafes including the Larkhall Butchers, Goodies Deli, a greengrocer, Larkhall Deli, a Co-Op supermarket and an independent bookshop.

There is also the Rondo theatre and the Oriel Hall offering activities including Pilates and meditation classes. Local bus routes from directly outside the property will get you into the City Centre with its 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 and The Roman Baths. Bath Spa Train Station has services to Bristol and the local areas and a direct route to London Paddington.



Property

Type:	Flat / Maisonette	Last Sold £/ft²:	£335
Bedrooms:	3	Asking Price:	£300,000
Floor Area:	839 ft ² / 77 m ²	Tenure:	Leasehold
Plot Area:	0.04 acres	Start Date:	14/03/1966
Year Built :	1967-1975	End Date:	24/06/2964
Council Tax :	Band B	Lease Term:	999 years from 24 June 1965
Annual Estimate:	£1,676	Term Remaining:	940 years
Title Number:	ST354139		
UPRN:	100120026537		

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)

15 mb/s	65 mb/s	- mb/s

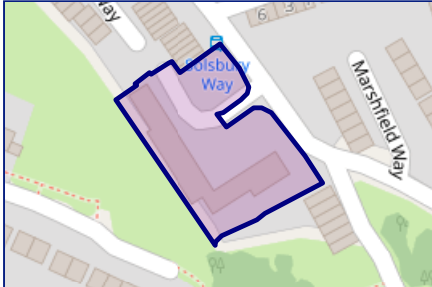
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

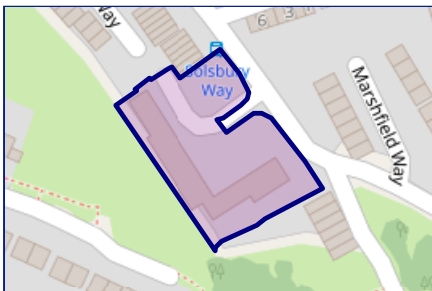


Multiple Freehold Title Plans Detected



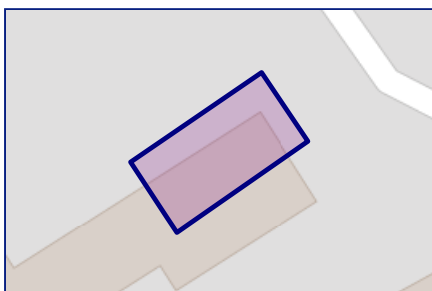
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Multiple Freehold Title Plans Detected



AV133299

Leasehold Title Plan



ST354139

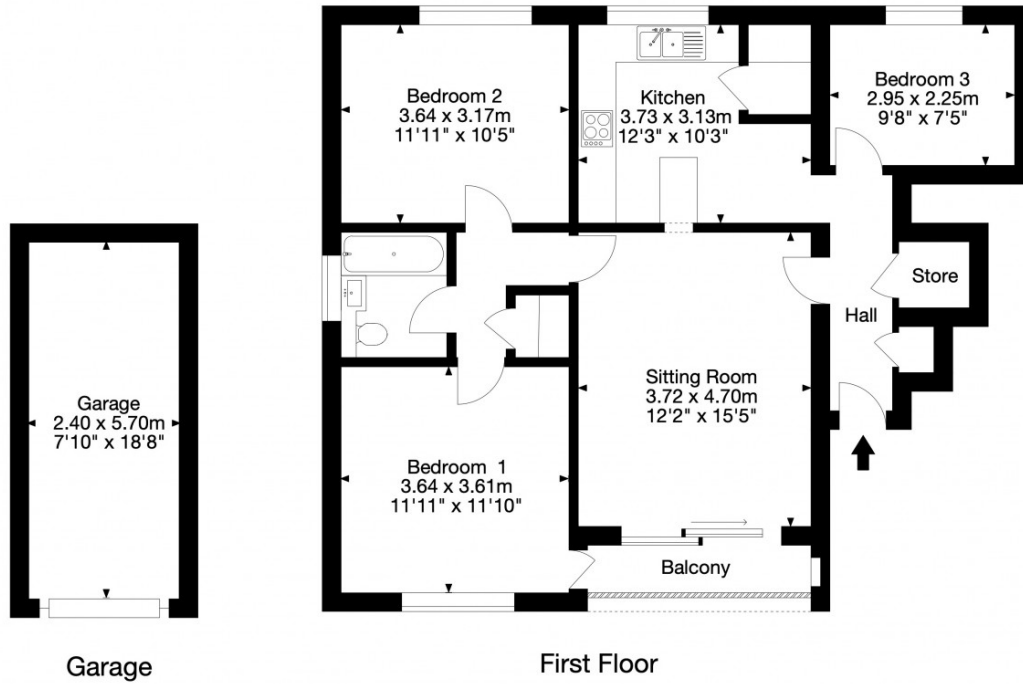
Start Date: 14/03/1966
End Date: 24/06/2964
Lease Term: 999 years from 24 June 1965
Term Remaining: 940 years





SOLSBURY WAY, BATH, BA1

Solsbury Way, Fairfield, Bath BA1 6HH
Gross Internal Area (Approx.)
Main House = 78 sq m / 839 sq ft
Garage = 13 sq m / 139 sq ft
Total Area = 91 sq m / 978 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.

FAIRFIELD PARK, BATH, BA1

Energy rating

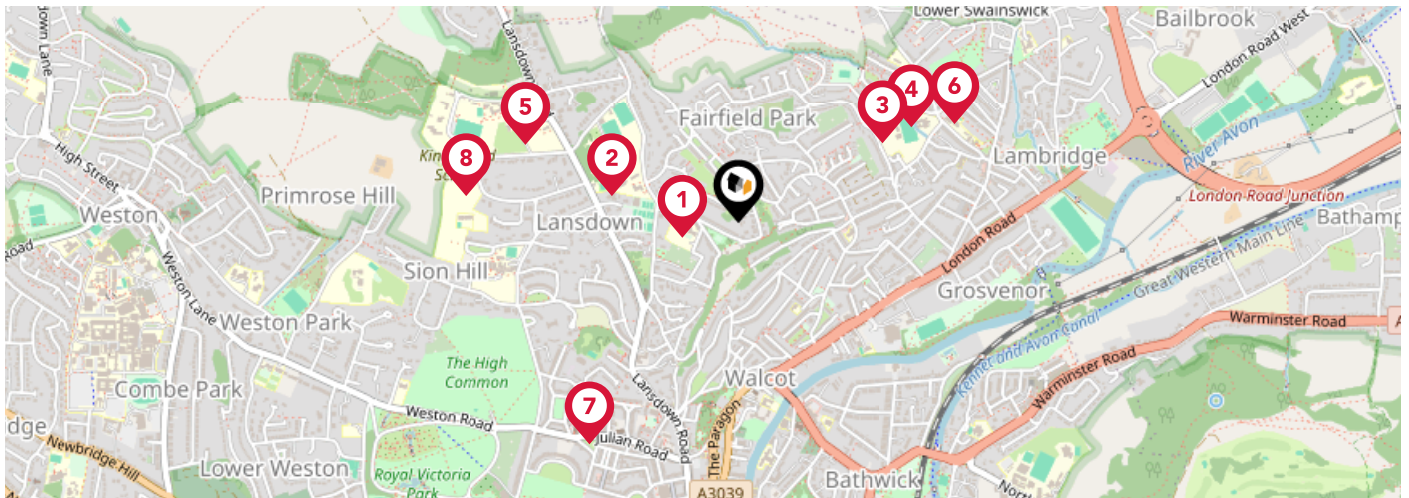
C

Valid until 14.10.2030

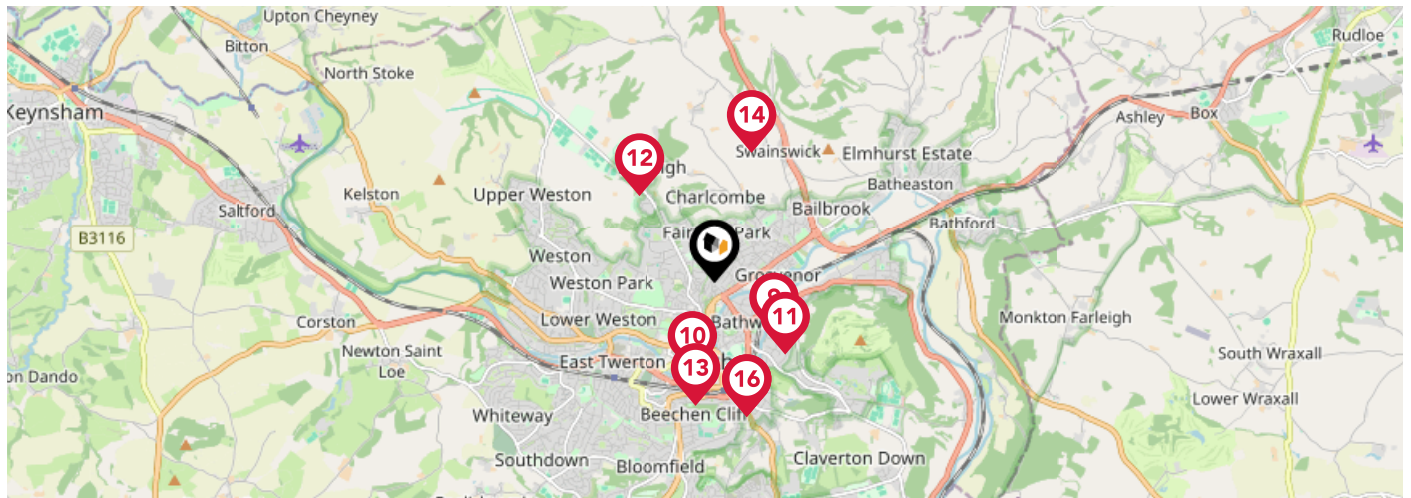
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	70 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

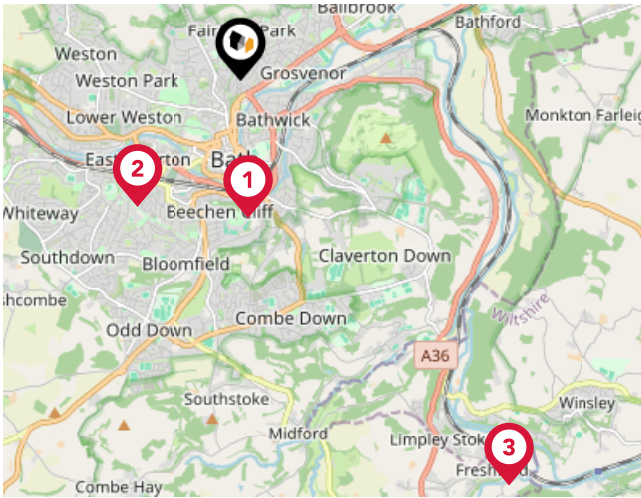
Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	(another dwelling above)
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 all fixed outlets
Floors:	To unheated space, no insulation (assumed)
Total Floor Area:	88 m ²



		Nursery	Primary	Secondary	College	Private
1	St Stephens Church School Ofsted Rating: Good Pupils: 385 Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Royal High School GDST Ofsted Rating: Not Rated Pupils: 611 Distance:0.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Mark's CofE School Ofsted Rating: Good Pupils:0 Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Saviours Infant Church School Ofsted Rating: Good Pupils: 161 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Kingswood School Ofsted Rating: Not Rated Pupils: 800 Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Saviours Junior Church School Ofsted Rating: Good Pupils: 233 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Andrew's Church School Ofsted Rating: Good Pupils: 219 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Kingswood Preparatory School Ofsted Rating: Not Rated Pupils: 373 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Bathwick St Mary Church School Ofsted Rating: Outstanding Pupils: 215 Distance:0.74	<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:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King Edward's School Ofsted Rating: Not Rated Pupils: 1110 Distance:0.94	<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:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bath College Ofsted Rating: Good Pupils:0 Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Swainswick Church School Ofsted Rating: Good Pupils: 78 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Widcombe Infant School Ofsted Rating: Good Pupils: 182 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Widcombe CofE Junior School Ofsted Rating: Outstanding Pupils: 238 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



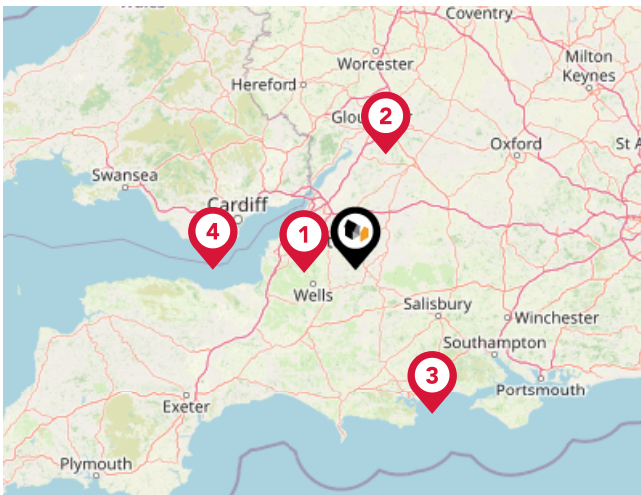
National Rail Stations

Pin	Name	Distance
1	Bath Spa Rail Station	1.29 miles
2	Oldfield Park Rail Station	1.51 miles
3	Freshford Rail Station	4.5 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	7.31 miles
2	M4 J19	10.65 miles
3	M32 J1	10.46 miles
4	M32 J2	10.27 miles
5	M32 J3	10.48 miles

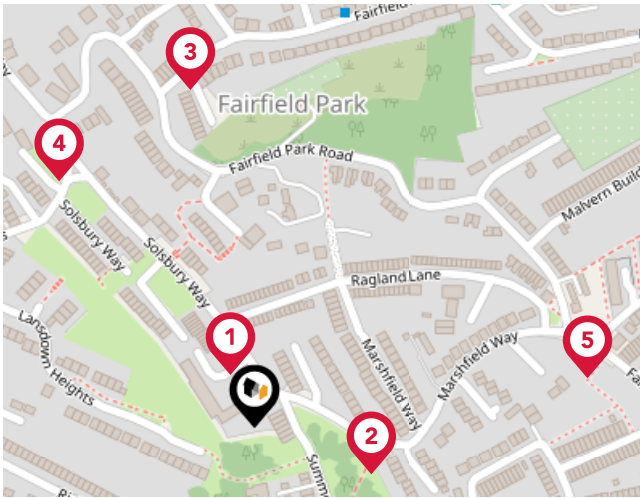


Airports/HELIPADS

Pin	Name	Distance
1	Bristol International Airport	15.22 miles
2	Gloucestershire Airport	35.41 miles
3	Bournemouth International Airport	48.53 miles
4	Cardiff International Airport	42.31 miles

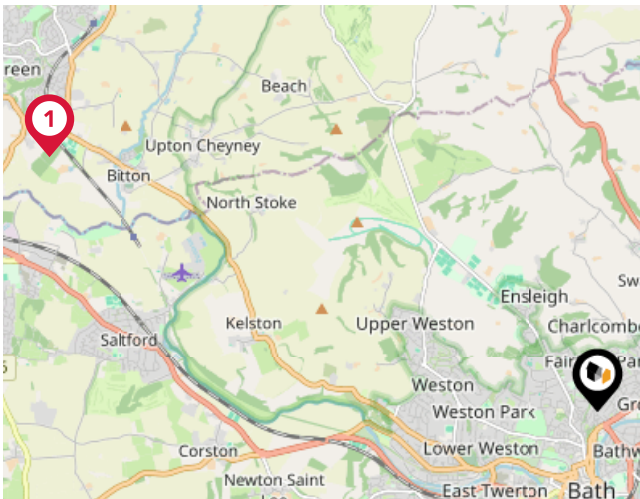
Area

Transport (Local)



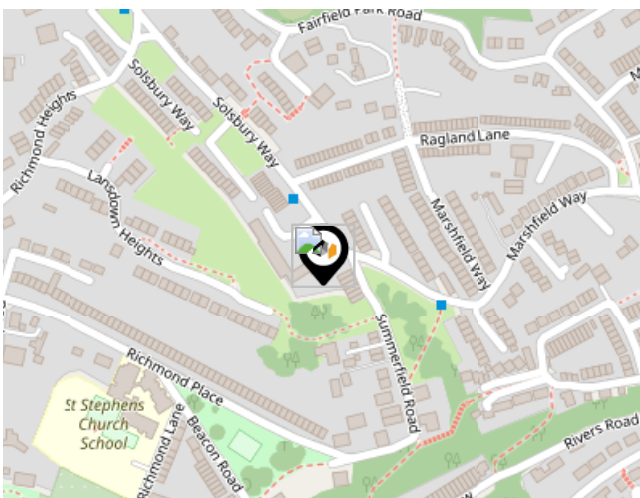
Bus Stops/Stations

Pin	Name	Distance
1	Ragland Lane	0.03 miles
2	Marshfield Way	0.07 miles
3	Blenheim Gardens	0.2 miles
4	Richmond Heights	0.18 miles
5	Midsummer Blds	0.2 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	5.59 miles



Ferry Terminals

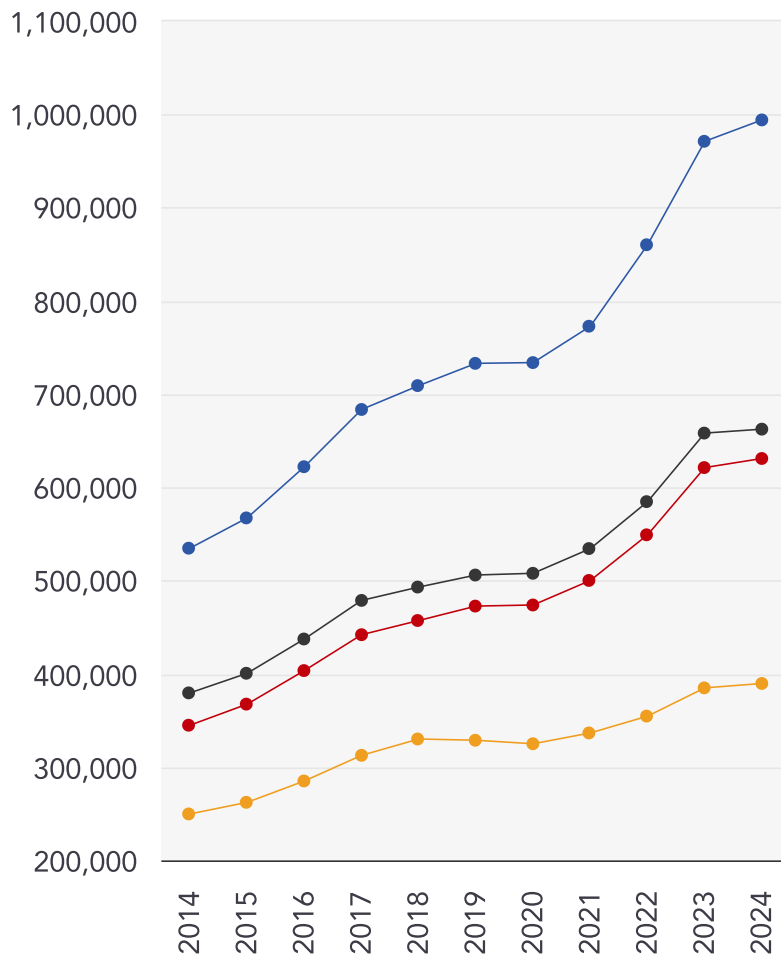
Pin	Name	Distance
1	Temple Meads Station Ferry Landing	10.34 miles
2	Temple Bridge (Bristol) Ferry Landing	10.47 miles
3	St Philip's Bridge	10.58 miles

Market

House Price Statistics



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.



/martincouk



/martincouk



/martinco_uk/



/company/martin-&-co-/

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Martin & Co Bath

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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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