

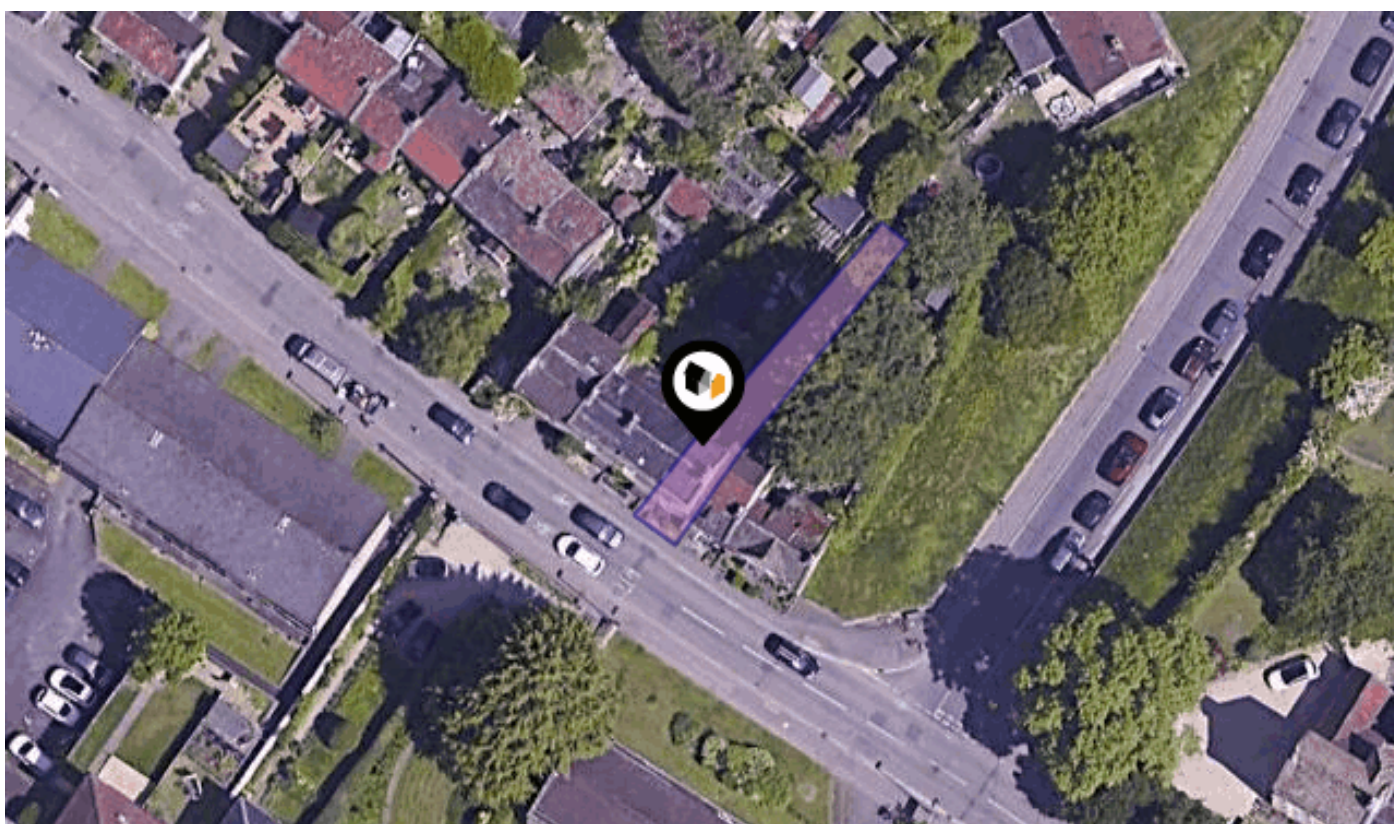


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 25th April 2024



HIGH STREET, WESTON, BATH, BA1

Asking Price : £235,000

Martin & Co Bath

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



FREEHOLD COTTAGE IN NEED OF REFURBISHMENT

Martin and Co Bath are offering this Grade two listed cottage for sale in Weston Bath which is being sold with no onward chain.

The property could be great first time buy for someone looking to put their own stamp on the property or maybe you are looking to downsize, or you are an investor with a long term rental plan for this home due to the popularity of Weston with RUH employees and families due to the good schooling.

As enter the property there is a small porch area and then there is direct access into the reception room, which leads through to the kitchen leading to the side of the property and the garden.

The Kitchen has a flank window overlooking the side of the property and there is a single drainer sink unit, wall and base units providing storage, laminated work top surfaces, space for cooker, washing machine and wooden laminated flooring.

Access to the first floor landing is from the reception room and there is a double bedroom to the front and a family bathroom which has an enclosed panelled bath with mixer taps with a shower attachment along with a low-level WC and wash hand basin, radiator, and a frosted side window. A second set of stairs will lead you to the top floor and the 2nd double bedroom.

To the rear of the property there is a garden which is lawned with new fencing recently erected.

LOCATION

The property is located in Weston High Street so ideally placed for local shops, bus routes and access to RUH. Bath 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 and 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 been rented for a number of years in its current condition at £720.00 per calendar month.

There is full gas central heating and there is a current Gas Safety Certificate in place until October 2024.

There is a current Electrical Certificate in place until July 2026

All viewings are through Martin and Co Bath.



Property

Type:	Terraced
Bedrooms:	2
Floor Area:	581 ft ² / 54 m ²
Plot Area:	0.03 acres
Year Built :	Before 1900
Council Tax :	Band B
Annual Estimate:	£1,676
Title Number:	ST183425
UPRN:	10001128416

Asking Price:	£235,000
Tenure:	Freehold

Local Area

Local Authority:	Bath and north east somerset
Conservation Area:	Bath
Flood Risk:	
<ul style="list-style-type: none"> Rivers & Seas Surface Water 	<p>Very Low</p> <p>Medium</p>

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







HIGH STREET, WESTON, BATH, BA1

High Street, Weston, Bath BA1 4NR
Gross Internal Area (Approx.)
66 sq m / 712 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.

High Street, Weston, BA1

Energy rating

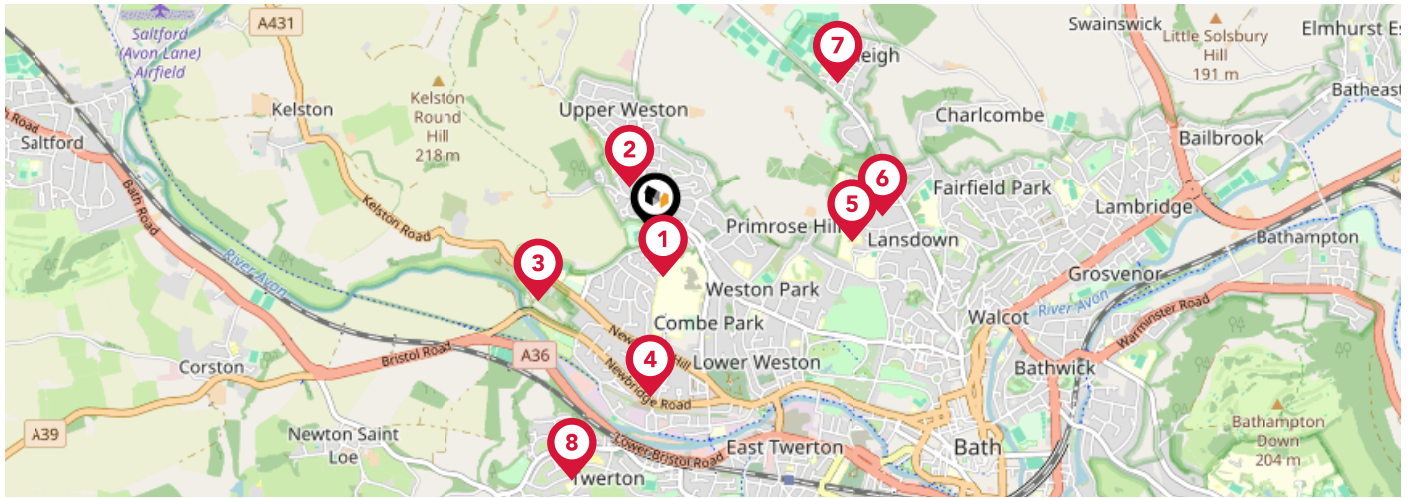
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Valid until 04.08.2029

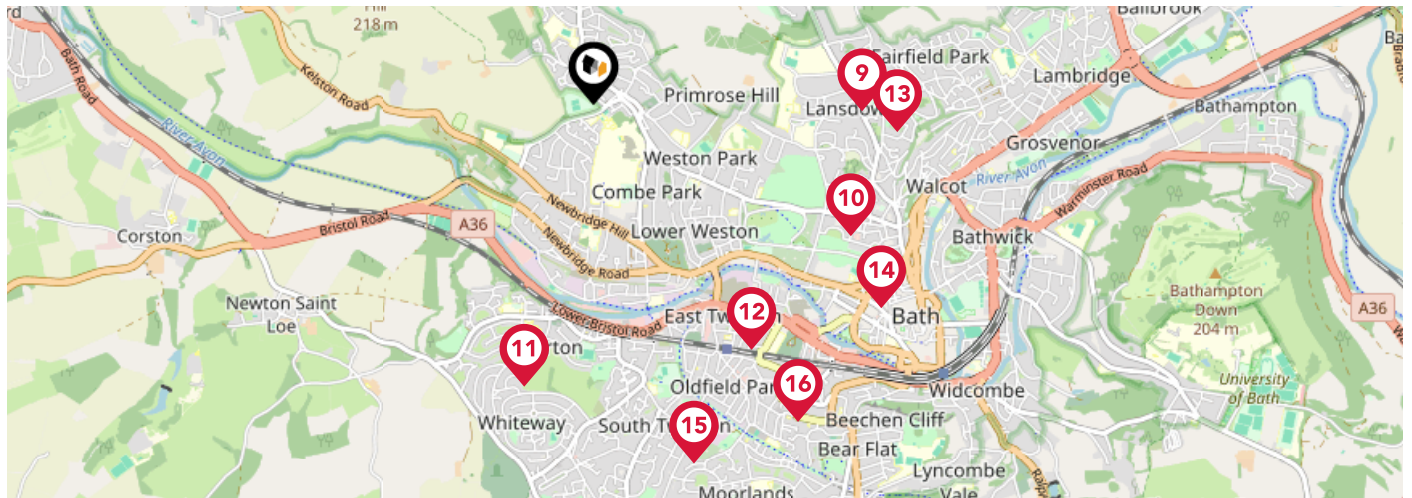
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Additional EPC Data

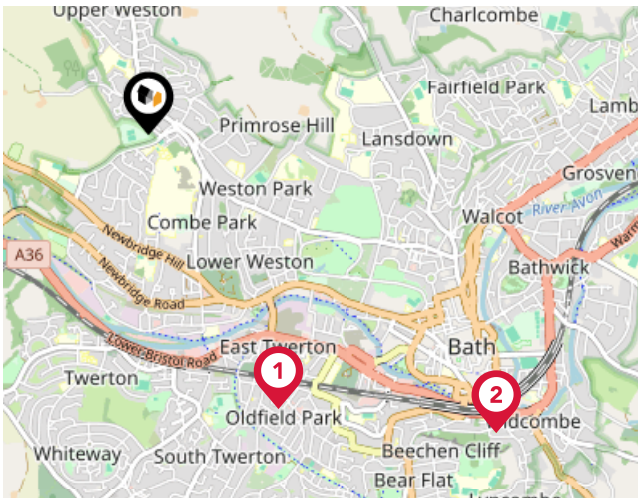
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 38% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	54 m ²



	Nursery	Primary	Secondary	College	Private
<p>1 St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 191 Distance:0.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Weston All Saints CofE Primary School Ofsted Rating: Outstanding Pupils: 600 Distance:0.25</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:0.62</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Newbridge Primary School Ofsted Rating: Good Pupils: 402 Distance:0.75</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:0.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Kingswood School Ofsted Rating: Not Rated Pupils: 800 Distance:1.06</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Abbot Alphege Academy Ofsted Rating: Requires Improvement Pupils: 61 Distance:1.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 St Michaels Junior Church School Ofsted Rating: Good Pupils: 151 Distance:1.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

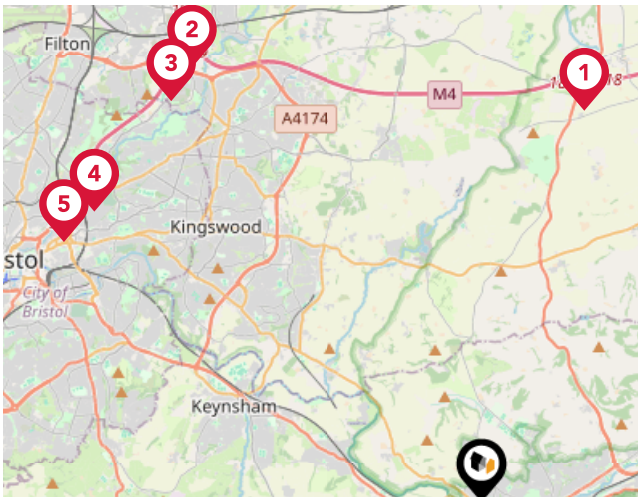


		Nursery	Primary	Secondary	College	Private
	Royal High School GDST Ofsted Rating: Not Rated Pupils: 611 Distance:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Andrew's Church School Ofsted Rating: Good Pupils: 219 Distance:1.34	<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:1.34	<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:1.35	<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:1.42	<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:1.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oldfield Park Junior School Ofsted Rating: Good Pupils: 248 Distance:1.73	<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:1.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



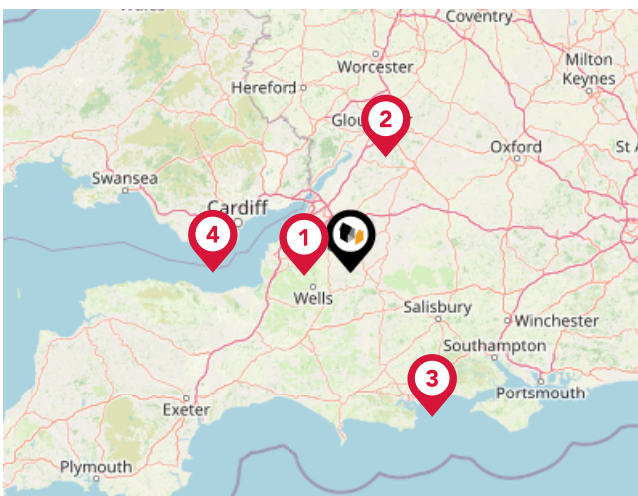
National Rail Stations

Pin	Name	Distance
1	Oldfield Park Rail Station	1.4 miles
2	Bath Spa Rail Station	2.12 miles
3	Keynsham Rail Station	4.59 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	7.46 miles
2	M4 J19	9.64 miles
3	M32 J1	9.37 miles
4	M32 J2	8.94 miles
5	M32 J3	9.1 miles

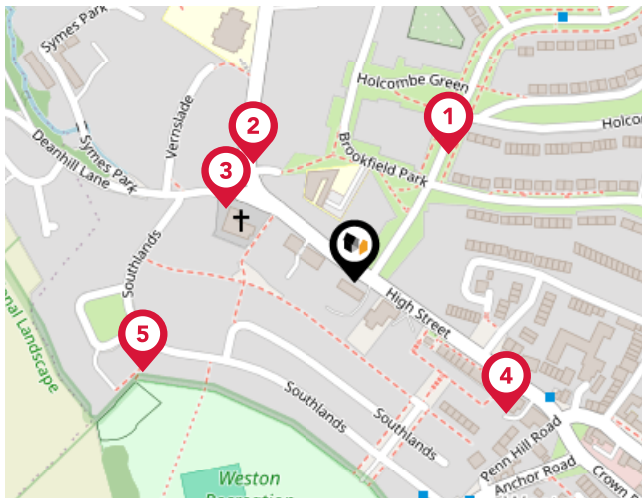


Airports/Helipads

Pin	Name	Distance
1	Bristol International Airport	13.68 miles
2	Gloucestershire Airport	35.73 miles
3	Bournemouth International Airport	49.36 miles
4	Cardiff International Airport	40.76 miles

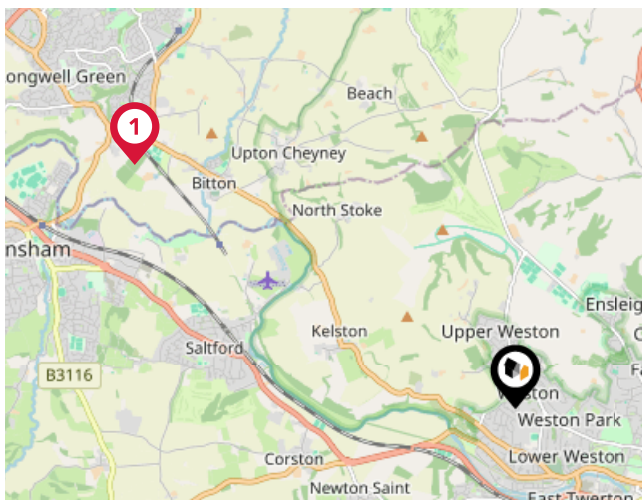
Area

Transport (Local)



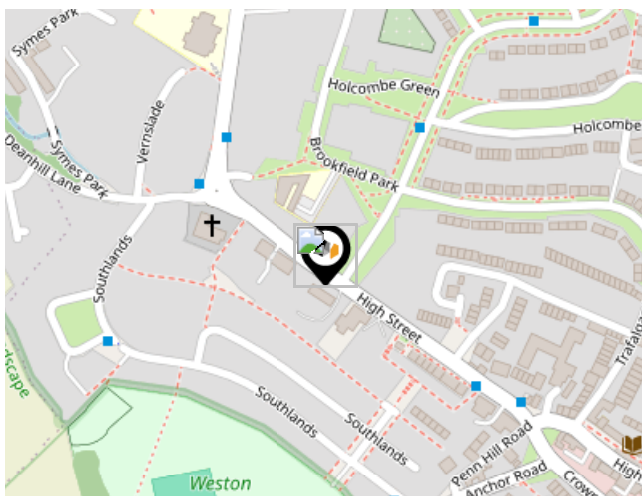
Bus Stops/Stations

Pin	Name	Distance
1	Holcombe Green	0.09 miles
2	Deanhill Lane	0.09 miles
3	Deanhill Lane	0.09 miles
4	Crown and Anchor	0.12 miles
5	Southlands Square	0.13 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	4.19 miles



Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	8.88 miles
2	Temple Bridge (Bristol) Ferry Landing	9.02 miles
3	St Philip's Bridge	9.13 miles

Market Sold in Street



95a, High Street, Bath, BA1 4DQ						Terraced House
Last Sold Date:	20/10/2023	04/07/2003	25/06/2001			
Last Sold Price:	£325,000	£144,350	£115,000			
101, High Street, Bath, BA1 4DQ						Terraced House
Last Sold Date:	31/10/2022	25/07/2008	24/02/1995			
Last Sold Price:	£466,000	£278,000	£76,500			
96, High Street, Bath, BA1 4DQ						Terraced House
Last Sold Date:	28/07/2022	12/06/2014	10/10/2006	25/07/2003	21/05/1999	13/02/1998
Last Sold Price:	£300,000	£208,000	£190,000	£137,500	£70,000	£67,000
97, High Street, Bath, BA1 4DQ						Terraced House
Last Sold Date:	25/04/2022	02/06/2011	10/01/2008	26/05/2006	12/11/2003	22/08/2003
Last Sold Price:	£340,000	£206,000	£220,000	£189,950	£180,000	£160,000
99, High Street, Bath, BA1 4DQ						Terraced House
Last Sold Date:	17/03/2020	21/12/2009	12/07/2006			
Last Sold Price:	£211,500	£190,000	£160,000			
105, High Street, Bath, BA1 4DQ						Terraced House
Last Sold Date:	11/04/2019	07/08/2015	27/08/2009	04/02/2005	19/03/2004	
Last Sold Price:	£301,000	£230,000	£175,000	£168,500	£130,000	
98a, High Street, Bath, BA1 4DQ						Terraced House
Last Sold Date:	16/05/2017	27/08/2015	24/03/2000			
Last Sold Price:	£407,500	£259,000	£85,000			
104, High Street, Bath, BA1 4DQ						Terraced House
Last Sold Date:	24/03/2016	22/08/2002	11/10/1996			
Last Sold Price:	£270,000	£142,000	£60,000			
103, High Street, Bath, BA1 4DQ						Terraced House
Last Sold Date:	24/02/2015	14/05/2007	09/03/2001			
Last Sold Price:	£418,000	£315,000	£155,000			
98b, High Street, Bath, BA1 4DQ						Terraced House
Last Sold Date:	30/06/2014	07/10/2008	16/05/2002	03/11/1998	20/08/1996	
Last Sold Price:	£499,999	£410,000	£166,000	£147,500	£119,950	
98, High Street, Bath, BA1 4DQ						Detached House
Last Sold Date:	14/08/2012	20/11/2009	22/12/2003	22/09/2000	13/09/1999	10/09/1997
Last Sold Price:	£205,500	£183,000	£158,000	£113,000	£82,500	£73,500
100, High Street, Bath, BA1 4DQ						Terraced House
Last Sold Date:	06/09/2006	06/01/2005	28/05/2002	31/08/1995		
Last Sold Price:	£235,000	£230,000	£160,000	£75,000		

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market Sold in Street

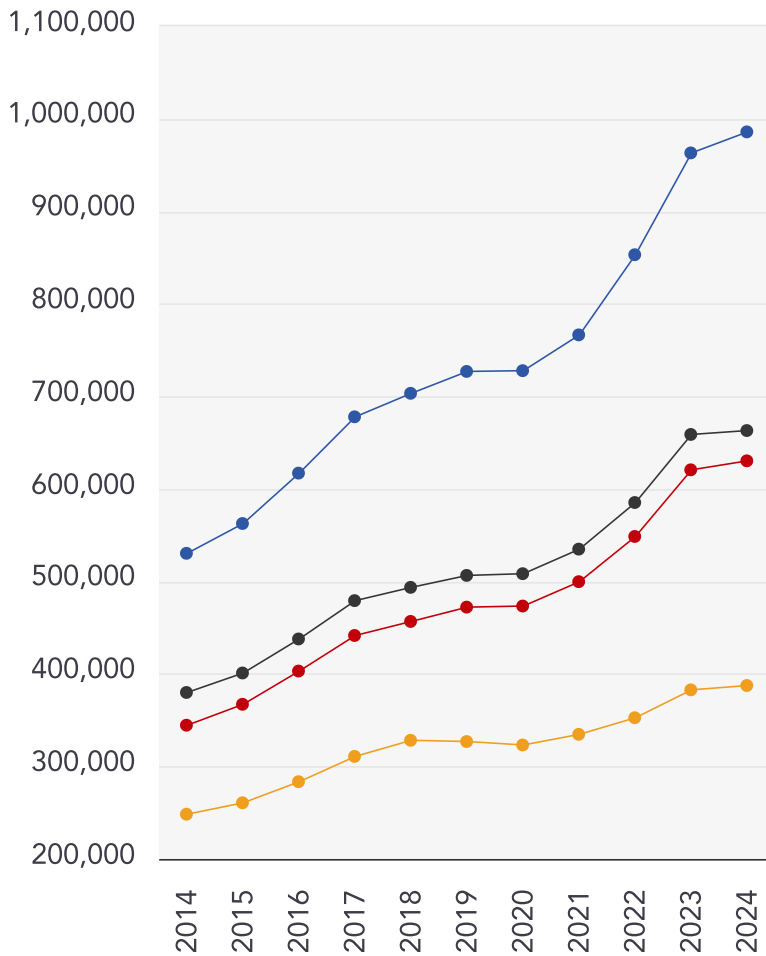


95b, High Street, Bath, BA1 4DQ				Terraced House
Last Sold Date:	28/03/2002	30/07/1999	09/08/1996	
Last Sold Price:	£110,000	£89,950	£56,500	

94, High Street, Bath, BA1 4DQ			Terraced House
Last Sold Date:	24/09/1999	04/04/1997	
Last Sold Price:	£72,550	£53,500	

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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-/

Important - Please Read

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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.

Please note that all appliances and heating systems are not tested by Martin & Co Bath and therefore no warranties can be given as to their good working order.

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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