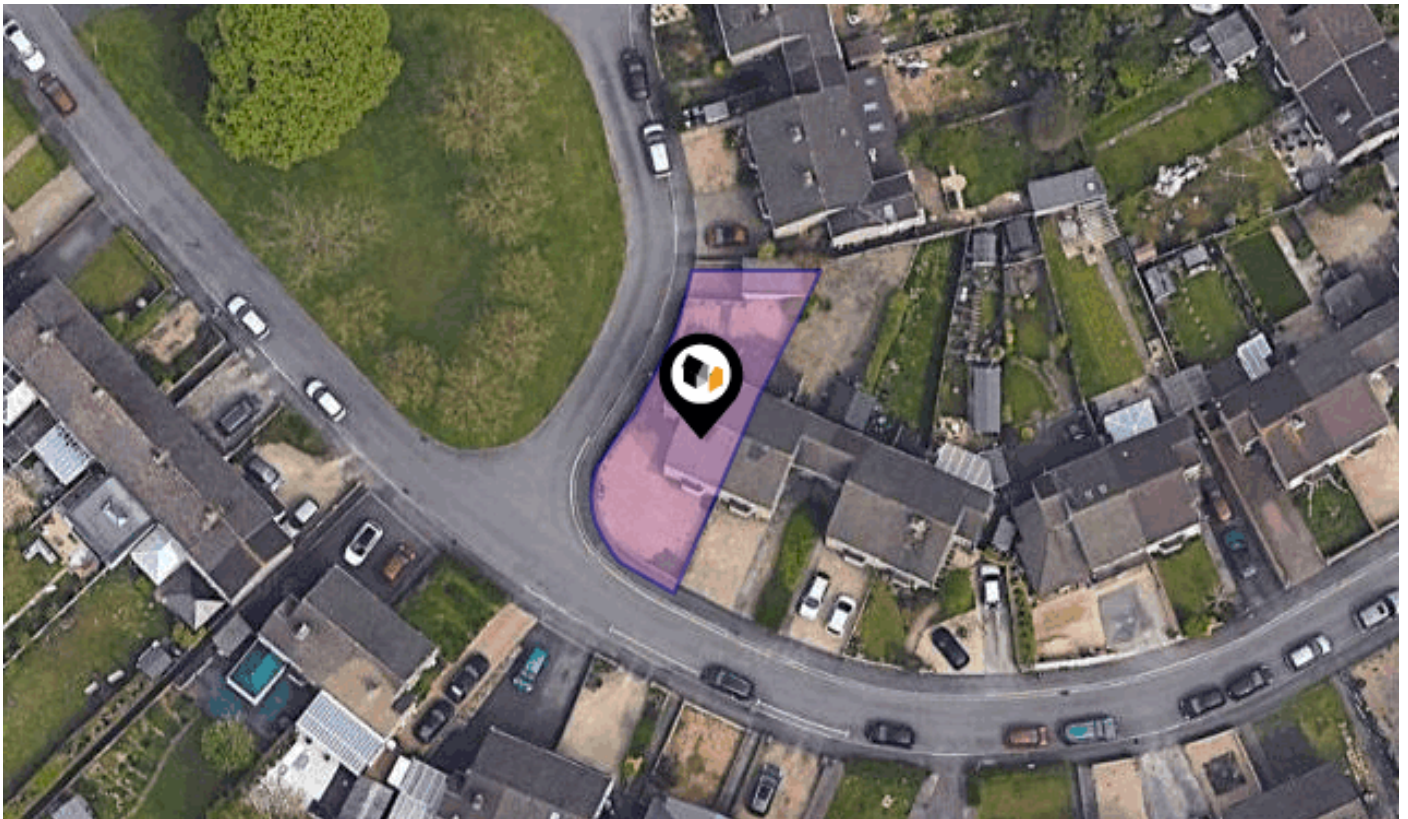




# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 20<sup>th</sup> May 2024



## TRINITY ROAD, BATH, BA2

Asking Price : £450,000

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

### FREEHOLD - SEMI DETACHED HOUSE

Martin and Co Bath are offering for sale this 4 bedroom semi-detached property built in the 1950s with no onward chain. This could be a great family home or as a rental investment which is the current use of the property with a current in date HMO license which is valid until 30th September 2028 and generating an income of just under £30,000 per year due to its popularity with local students attending the University of Bath.

As you enter the property to the right-hand side is the sitting room which has a double-glazed angular bay window which overlooks the front of the property and there is another double-glazed side aspect window along with a radiator and carpet covered flooring. To the left-hand side of the entrance hall is the dining room which overlooks the side of the property as well as The Green which is maintained by the local authority with two double glazed windows, radiators and carpet covered flooring.

There is direct access to the from the dining room into the extended kitchen and downstairs WC. The kitchen comprises of a single drainer sink unit, wall and base wooden units providing storage. Space for an upright fridge freezer, built in oven with an hob with an overhead extractor fan. There is also plumbing for a washing machine, space for a tumble dryer and plumbing for a dishwasher. There is a wall mounted boiler double glazed windows along with part tiled walls, tiled flooring, and direct access to the rear garden. Upstairs are 4 bedrooms all with double glazed windows and carpet covered flooring and a family bathroom.

To the front of the property there is considerable off-road parking and there is a easily maintainable rear garden which is part paved and gravelled and fully enclosed by wooden fencing. Location This property is located in the desirable area of Combe Down just off North Road so ideally located for local schools, Combe Down Surgery, Monkton Prep school and The University of Bath.

Its position to the southeast of Bath is perfect for those who want to enjoy the great outdoors with Rainbow Woods, vantage viewpoints together with Bath Golf Club. There are good transport links into Bath 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** - There is a current Electrical Installation Certificate Condition report valid until April 2026 Kitchen extension completion date is the 21st of November 2003 plan number 03/00722/DEXFP. There is currently an in date Gas Safety Certificate due to expire 21/07/ 2024



## Property

<b>Type:</b>	Semi-Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£146
<b>Bedrooms:</b>	4	<b>Asking Price:</b>	£450,000
<b>Floor Area:</b>	1,044 ft <sup>2</sup> / 96 m <sup>2</sup>	<b>Tenure:</b>	Freehold
<b>Plot Area:</b>	0.06 acres		
<b>Year Built :</b>	1950s		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,916		
<b>Title Number:</b>	AV55276		
<b>UPRN:</b>	100120028725		

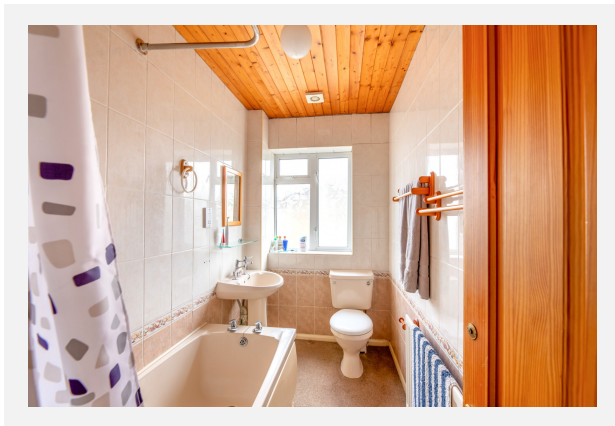
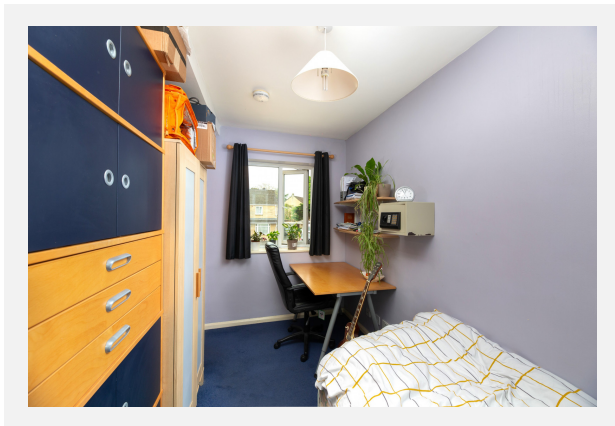
## Local Area

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

### Satellite/Fibre TV Availability:

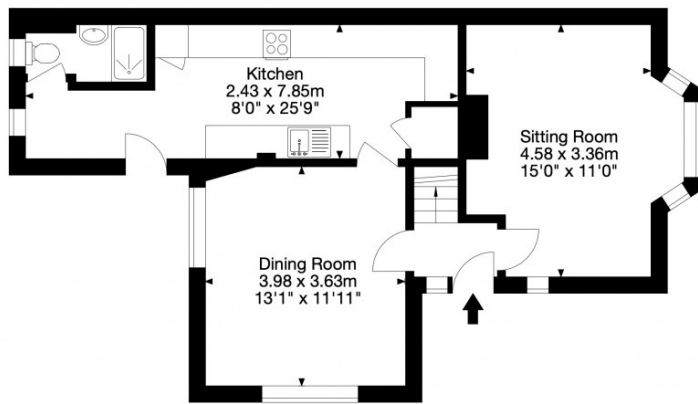




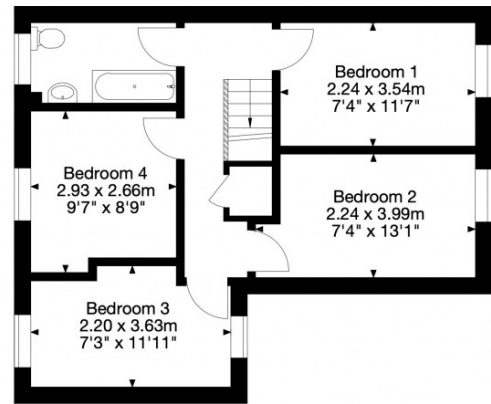


## TRINITY ROAD, BATH, BA2

Trinity Road, Combe Down, Bath BA2 5AB  
Gross Internal Area (Approx.)  
Main House = 97 sq m / 1,044 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.**

Trinity Road, BA2

Energy rating

# D

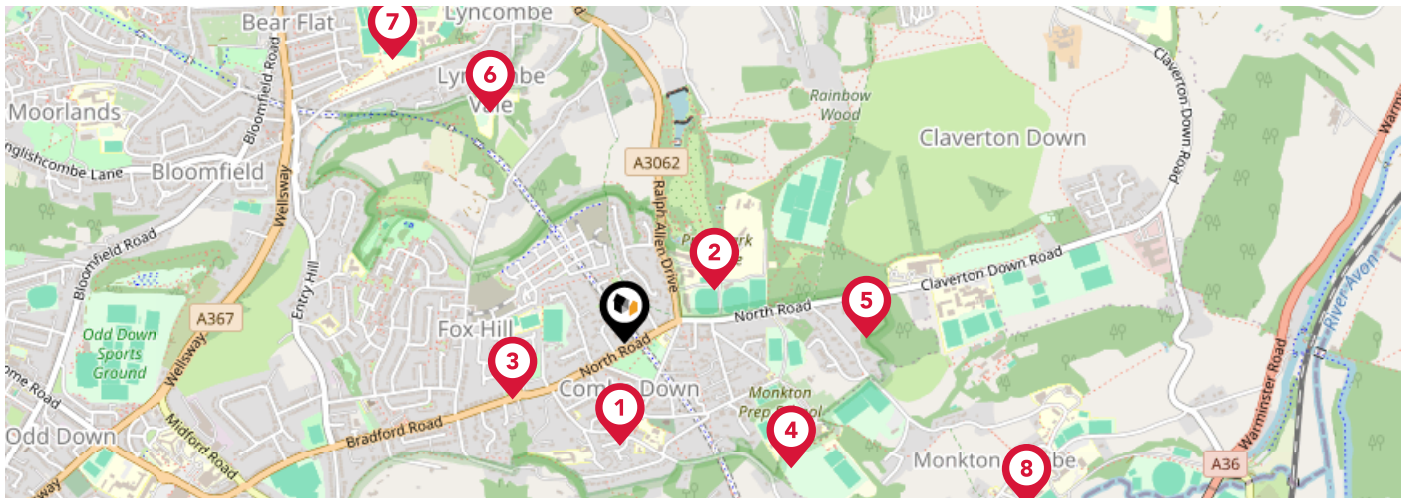
Valid until 08.08.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

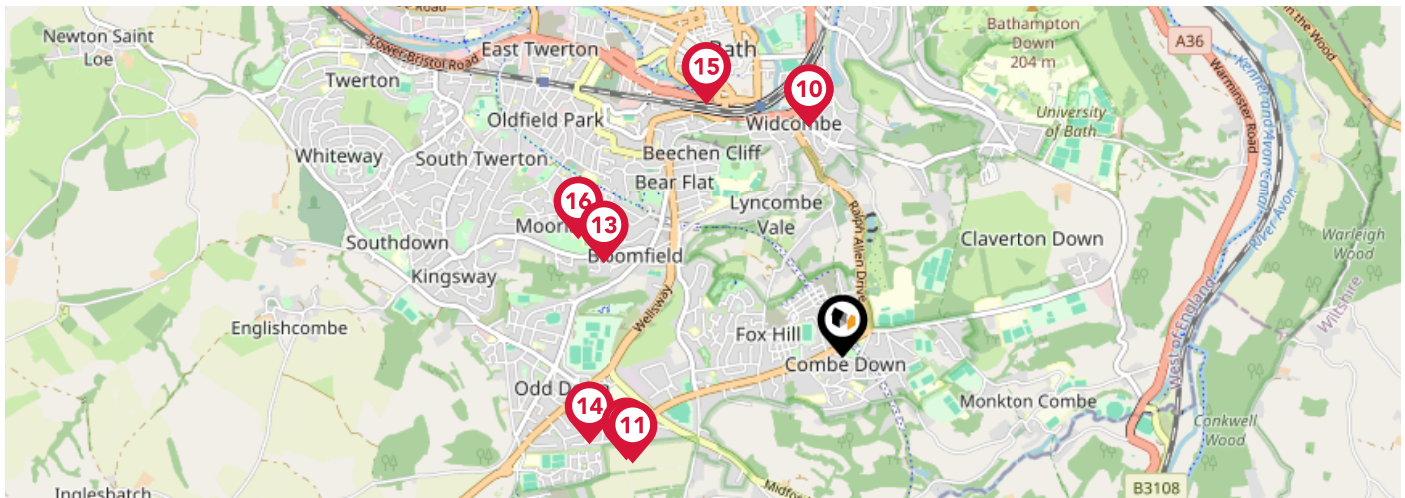
## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-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>	1
<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, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<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 67% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	96 m <sup>2</sup>

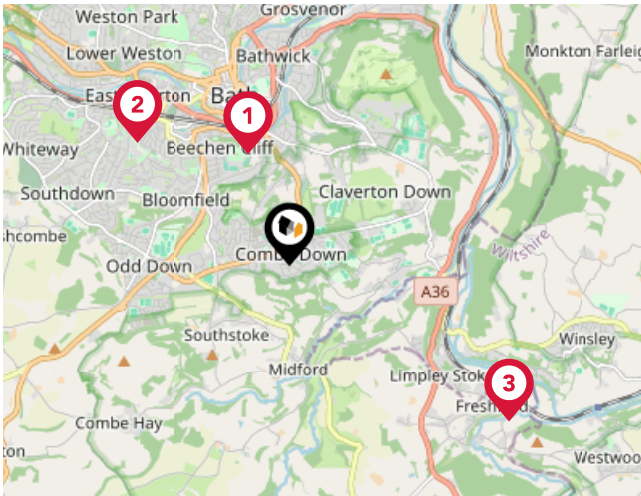




		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Combe Down CofE Primary School</b> Ofsted Rating: Good   Pupils: 414   Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Prior Park College</b> Ofsted Rating: Not Rated   Pupils: 597   Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Mulberry Park Educate Together Primary Academy</b> Ofsted Rating: Not Rated   Pupils: 44   Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Monkton Prep School</b> Ofsted Rating: Not Rated   Pupils: 335   Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Ralph Allen School</b> Ofsted Rating: Good   Pupils: 1307   Distance:0.56	<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:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Beechen Cliff School</b> Ofsted Rating: Inadequate   Pupils: 1286   Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Monkton Senior School</b> Ofsted Rating: Not Rated   Pupils: 394   Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

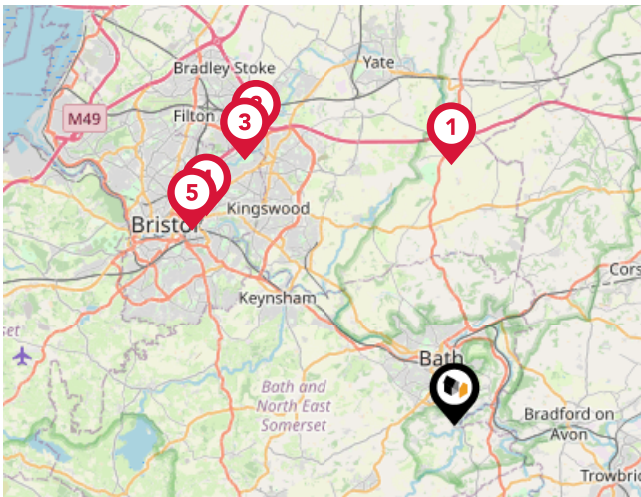


		Nursery	Primary	Secondary	College	Private
	<b>Widcombe Infant School</b> Ofsted Rating: Good   Pupils: 182   Distance: 1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Widcombe CofE Junior School</b> Ofsted Rating: Outstanding   Pupils: 238   Distance: 1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Three Ways School</b> Ofsted Rating: Good   Pupils: 220   Distance: 1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Aspire Academy</b> Ofsted Rating: Good   Pupils: 59   Distance: 1.11	<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: 1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Martin's Garden Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 197   Distance: 1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bath College</b> Ofsted Rating: Good   Pupils: 0   Distance: 1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Moorlands Infant School</b> Ofsted Rating: Good   Pupils: 169   Distance: 1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



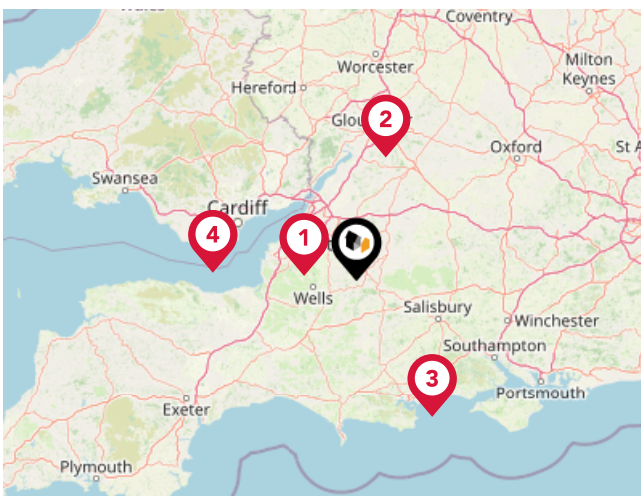
## National Rail Stations

Pin	Name	Distance
1	Bath Spa Rail Station	1.1 miles
2	Oldfield Park Rail Station	1.81 miles
3	Freshford Rail Station	2.48 miles



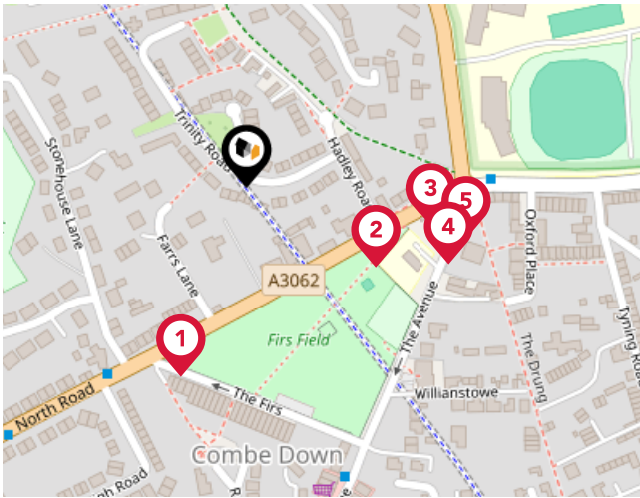
## Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	9.63 miles
2	M4 J19	12.77 miles
3	M32 J1	12.51 miles
4	M32 J2	12.01 miles
5	M32 J3	12.11 miles



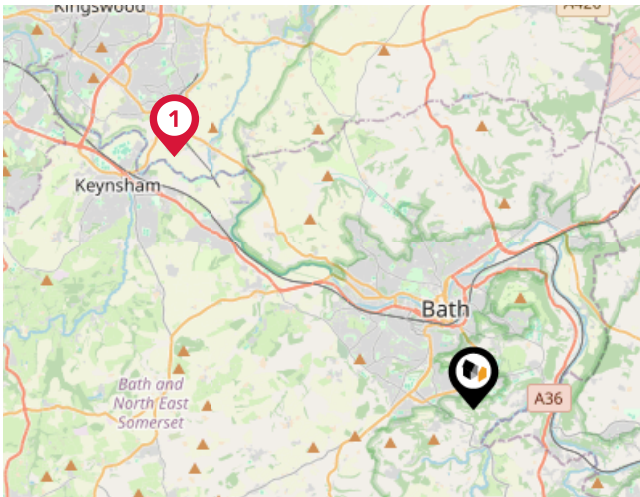
## Airports/HELIPADS

Pin	Name	Distance
1	Bristol International Airport	15.76 miles
2	Gloucestershire Airport	37.56 miles
3	Bournemouth International Airport	46.28 miles
4	Cardiff International Airport	42.86 miles



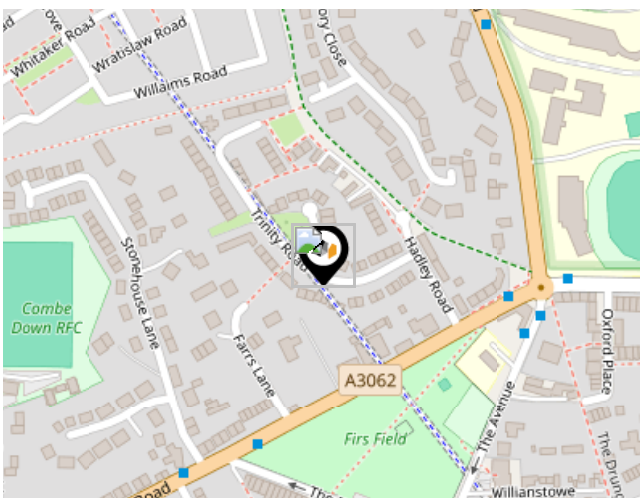
## Bus Stops/Stations

Pin	Name	Distance
1	The Firs	0.12 miles
2	Hadley Arms	0.09 miles
3	Hadley Arms	0.11 miles
4	Hadley Arms	0.13 miles
5	Hadley Arms	0.13 miles



## Local Connections

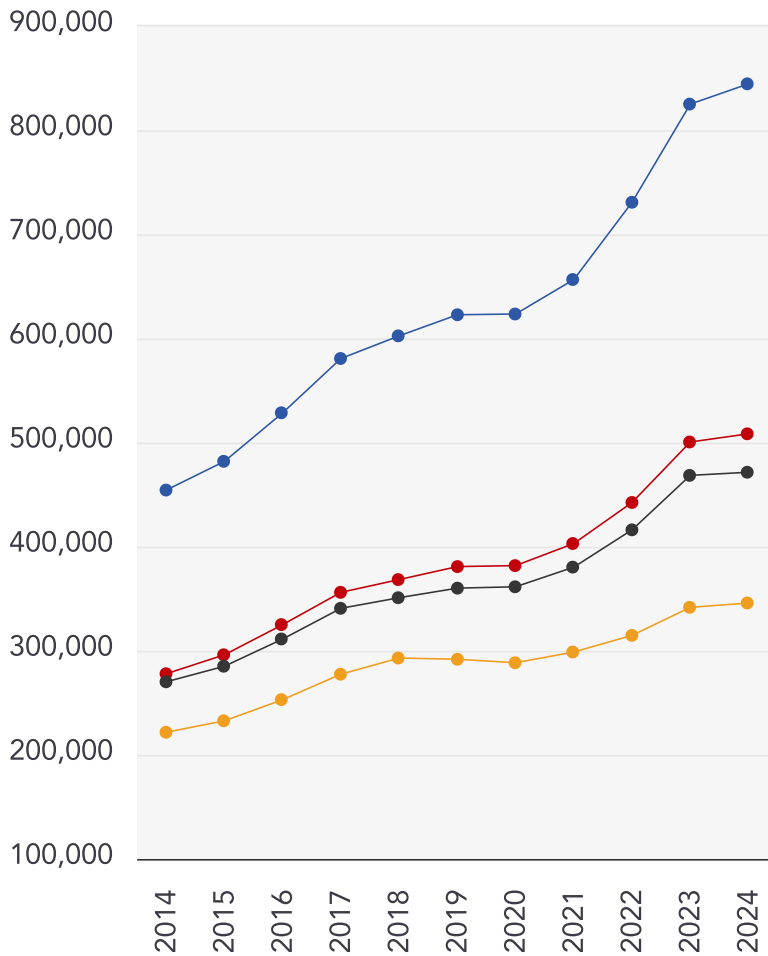
Pin	Name	Distance
1	Bitton (Avon Valley Railway)	7.25 miles



## Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	11.79 miles
2	Temple Bridge (Bristol) Ferry Landing	11.93 miles
3	St Philip's Bridge	12.04 miles

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



Detached

**+85.88%**

Semi-Detached

**+82.93%**

Terraced

**+74.5%**

Flat

**+56%**



### 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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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.

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# Martin & Co Bath

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