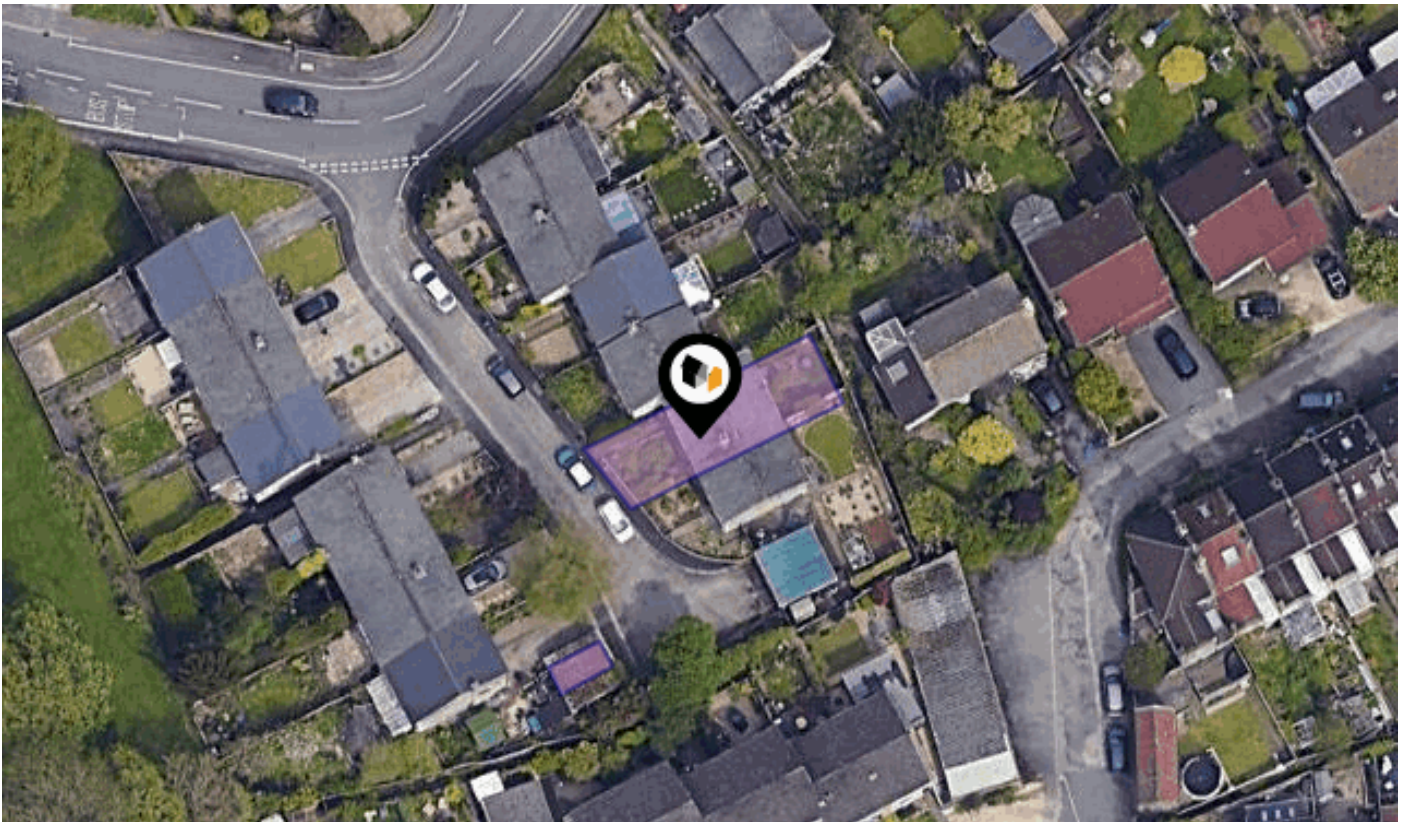




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 15th July 2024



MARSHFIELD WAY, BATH, BA1

Asking Price : £340,000

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



Martin and Co Bath Residential Sales are offering for sale this lovely three bedroomed middle terrace family home located in a quiet cul-de-sac in the sought after area of Fairfield Park, which as you can see from the photos is in good condition throughout.

This is the first time that this property has been on the market for a number of years and is one not to miss out on. As you enter the property from the enclosed front porch into the hallway there is a radiator, stairs to the first-floor landing and an under stairs storage cupboard and directly ahead is the kitchen.

To the right-hand side is the front reception/ living room which has a fully double-glazed window overlooking the front of the property along with an attractive fireplace, TV point, radiators and carpet covered flooring. Directly behind the living room is the dining room again with double glazed windows overlooking the rear garden with views and a radiator and access to the kitchen.

From the kitchen there is access to the rear garden. There is a single drainer sink unit with mixer taps, a range of wooden wall and base units providing storage, laminated work top surfaces, a four-ring gas hob with an overhead extractor fan and oven. There is a space for a washing machine, dishwasher, an upright fridge freezer and there is also some display shelving, radiator, part tiled walls and two double windows and a double-glazed back door.

On the first-floor landing there is access to a loft space, the three bedrooms and family bathroom. Bedroom one has a double-glazed front aspect window, built in storage cupboard, radiator and carpet covered flooring. Bedroom two is to the rear of the property, fully double glazed along with a radiator and carpet covered flooring and with beautiful views towards Solsbury hill. Bedroom three is also fully double glazed, is front aspect and has a radiator, book shelving and a carpet covered floor. The bathroom has an enclosed panelled bath with a shower and shower curtain, a pedestal wash hand basin, low level WC, radiator, part tiled walls and a frosted double-glazed window.

From the kitchen into the garden there are steps leading down to the lawn area and there are flower and shrubbery borders. The garden is mostly enclosed by wooden fencing with a gate providing access from the main road. The property includes a garage situated close by, opposite the house.

The BA1 postcode makes M4 motorway access straightforward. The Fairfield Arms Public House is at the bottom of the road and the Fairfield Park Health Centre is close by, located in Tying Lane. 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 and Pulteney Bridge.

Ground Rent £10.50 per annum



Property

Type:	Terraced	Asking Price:	£340,000
Bedrooms:	3	Tenure:	Leasehold
Floor Area:	893 ft ² / 83 m ²	Start Date:	31/03/1964
Plot Area:	0.03 acres	End Date:	24/06/2961
Year Built :	1950-1966	Lease Term:	999 years from 24 June 1962
Council Tax :	Band C	Term Remaining:	937 years
Annual Estimate:	£1,916		
Title Number:	AV9369		

Local Area

Local Authority:	Bath and north east somerset
Conservation Area:	No
Flood Risk:	No Risk
<ul style="list-style-type: none"> ● Rivers & Seas ● Surface Water 	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	267 mb/s	- mb/s

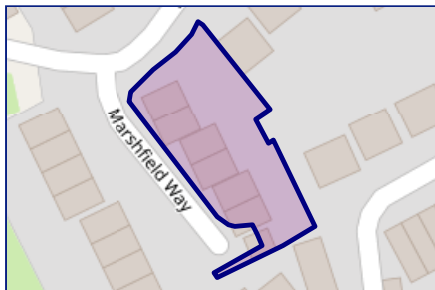
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

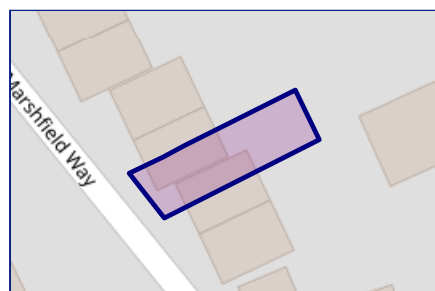


Freehold Title Plan



ST288749

Leasehold Title Plan



AV9369

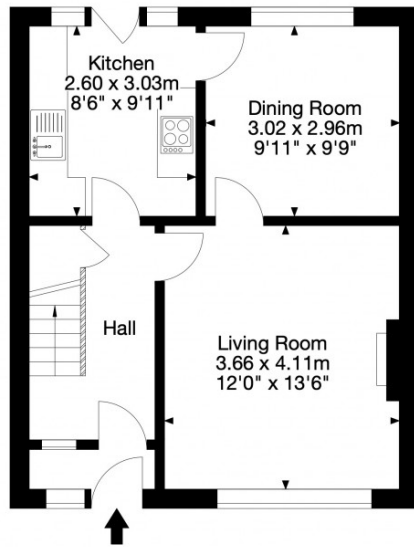
Start Date:	31/03/1964
End Date:	24/06/2961
Lease Term:	999 years from 24 June 1962
Term Remaining:	937 years



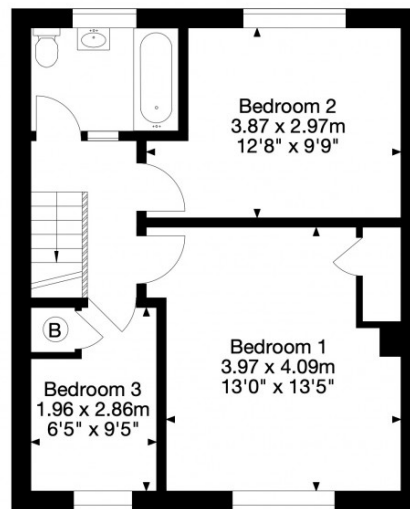


MARSHFIELD WAY, BATH, BA1

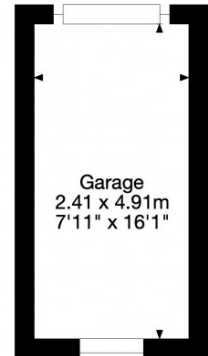
Marshfield Way, Bath BA1 6HE
Gross Internal Area (Approx.)
Main House = 83 sq m / 893 sq ft
Garage = 12 sq m / 127 sq ft
Total Area = 95 sq m / 1,020 sq ft



Ground Floor



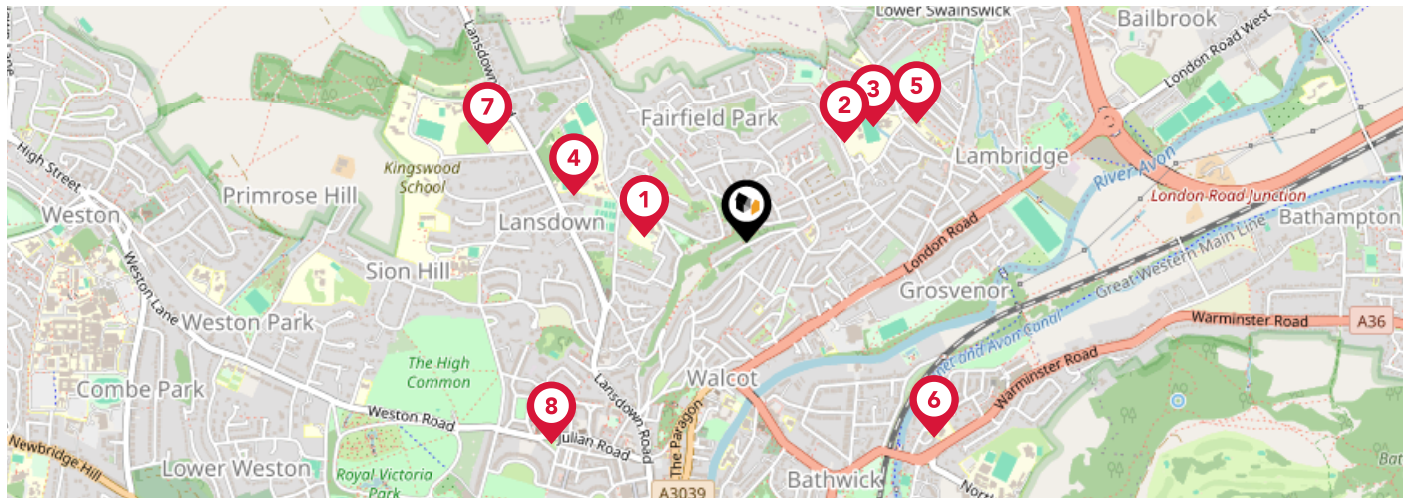
First Floor



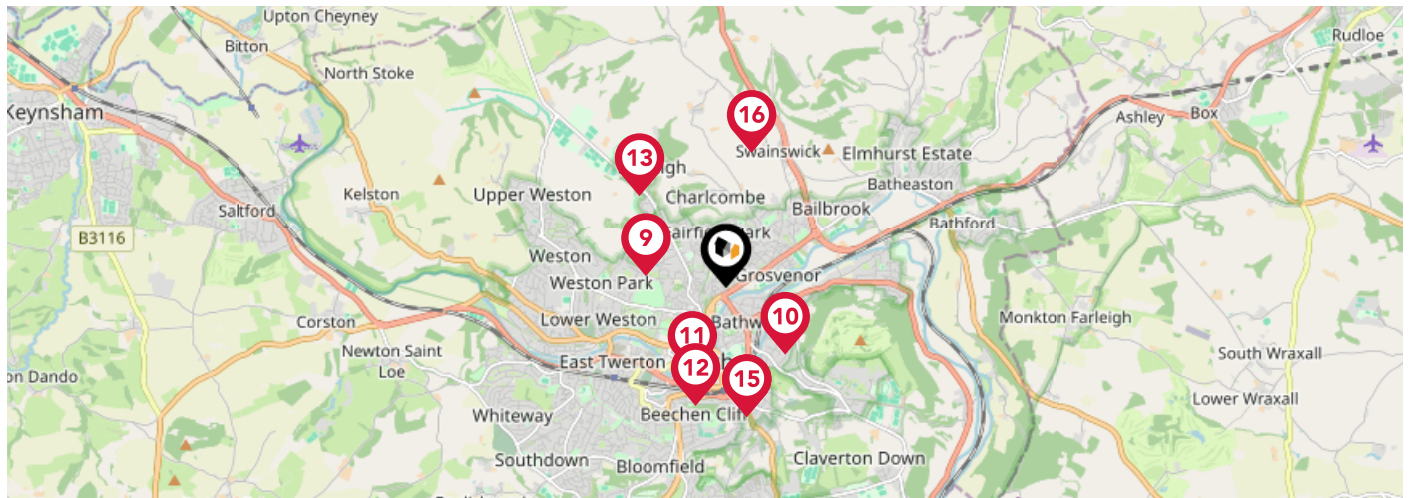
Garage

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.

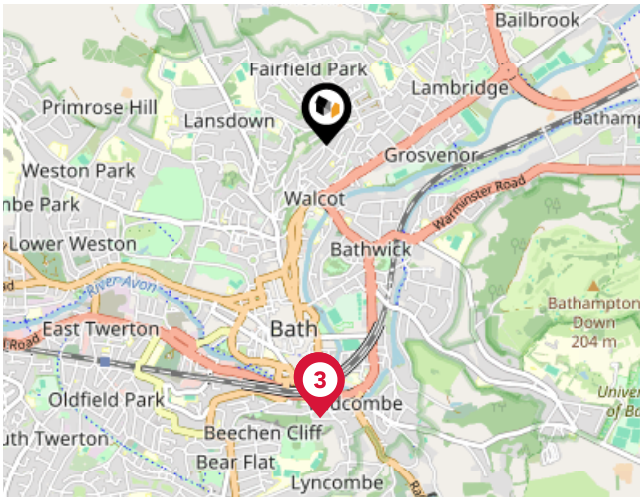
Capture.



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1	St Stephens Church School Ofsted Rating: Good Pupils: 385 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Mark's CofE School Ofsted Rating: Good Pupils:0 Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Saviours Infant Church School Ofsted Rating: Good Pupils: 161 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Royal High School GDST Ofsted Rating: Not Rated Pupils: 611 Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Saviours Junior Church School Ofsted Rating: Good Pupils: 233 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Bathwick St Mary Church School Ofsted Rating: Outstanding Pupils: 215 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Kingswood School Ofsted Rating: Not Rated Pupils: 800 Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Andrew's Church School Ofsted Rating: Good Pupils: 219 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

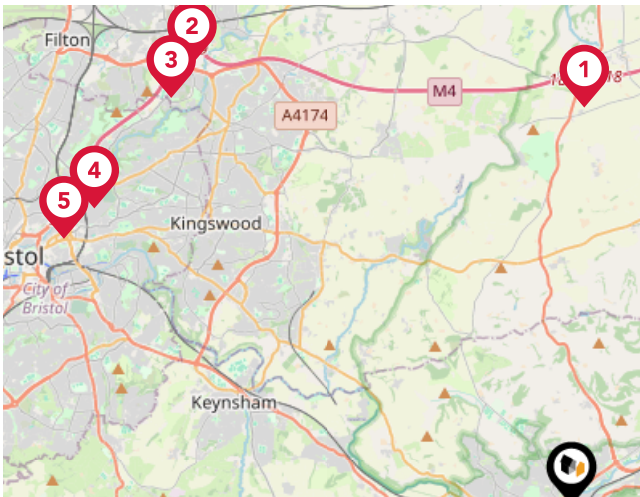


	Nursery	Primary	Secondary	College	Private
Kingswood Preparatory School Ofsted Rating: Not Rated Pupils: 373 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
King Edward's School Ofsted Rating: Not Rated Pupils: 1110 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bath Academy Ofsted Rating: Not Rated Pupils: 86 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bath College Ofsted Rating: Good Pupils:0 Distance:1.14	<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:1.16	<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:1.22	<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:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Swainswick Church School Ofsted Rating: Good Pupils: 78 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



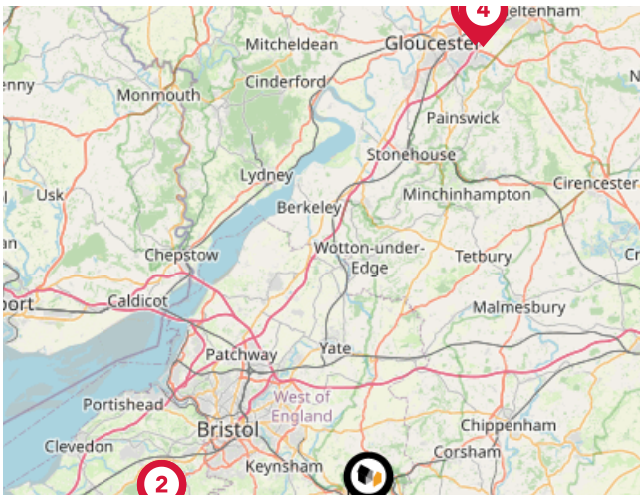
National Rail Stations

Pin	Name	Distance
1	Bath Spa Rail Station	1.24 miles
2	Bath Spa Rail Station	1.24 miles
3	Bath Spa Rail Station	1.26 miles



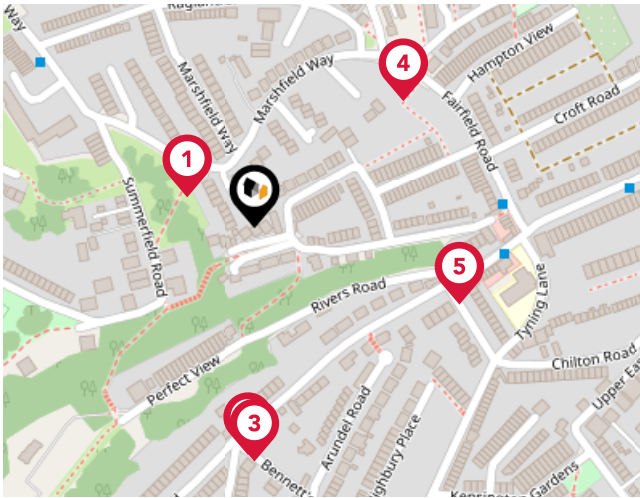
Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	7.35 miles
2	M4 J19	10.75 miles
3	M32 J1	10.56 miles
4	M32 J2	10.38 miles
5	M32 J3	10.6 miles



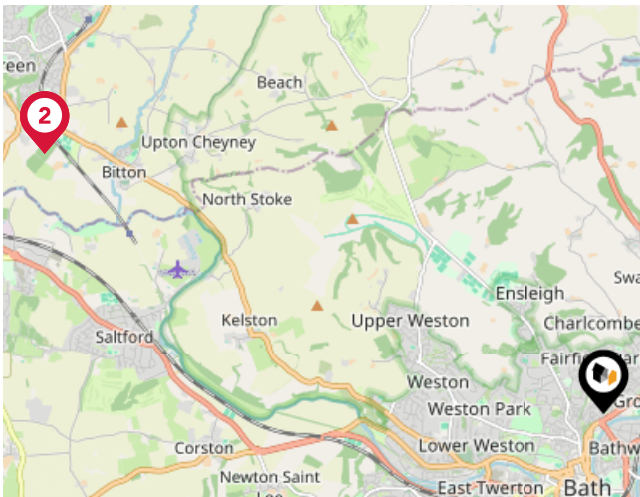
Airports/HELIPADS

Pin	Name	Distance
1	Bristol Airport	15.32 miles
2	Bristol International Airport	15.32 miles
3	Gloucestershire Airport	35.5 miles
4	Gloucestershire Airport	35.43 miles



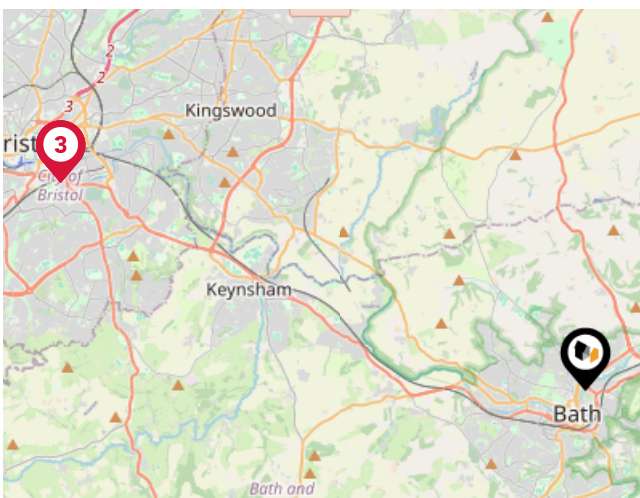
Bus Stops/Stations

Pin	Name	Distance
1	Marshfield Way	0.04 miles
2	Bennett's Lane	0.13 miles
3	Bennett's Lane	0.13 miles
4	Midsummer Blds	0.11 miles
5	Claremont Road	0.13 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	5.71 miles
2	Bitton (Avon Valley Railway)	5.71 miles



Ferry Terminals

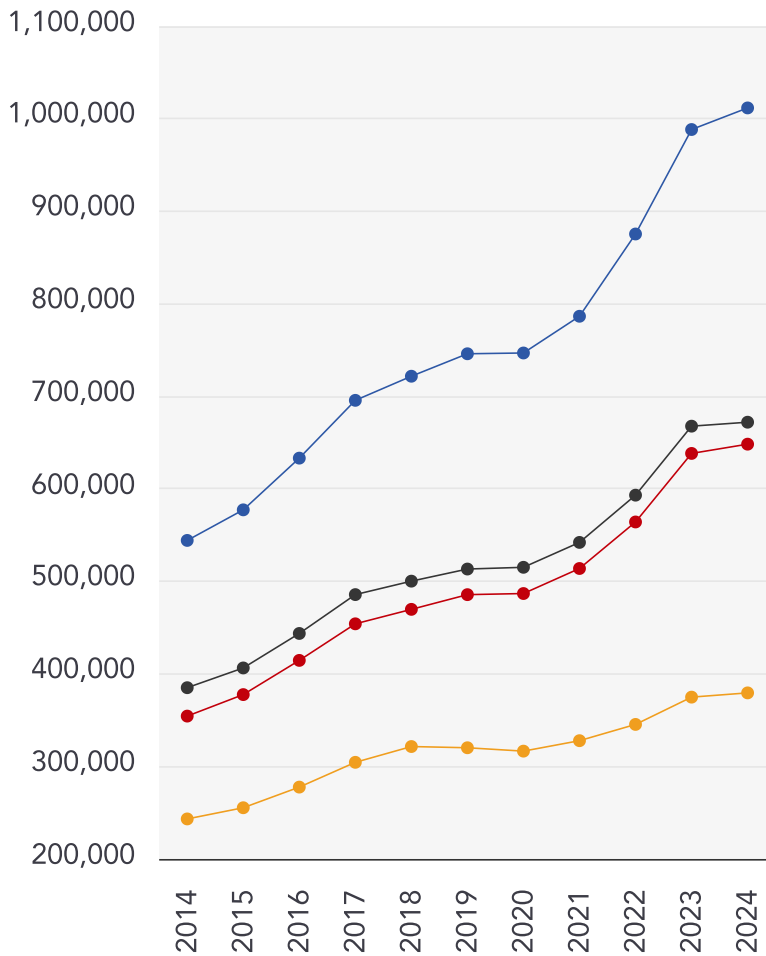
Pin	Name	Distance
1	Temple Meads Station Ferry Landing	10.45 miles
2	Temple Meads Station Ferry Landing	10.45 miles
3	Temple Meads Station Ferry Landing	10.45 miles

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.

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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

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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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

