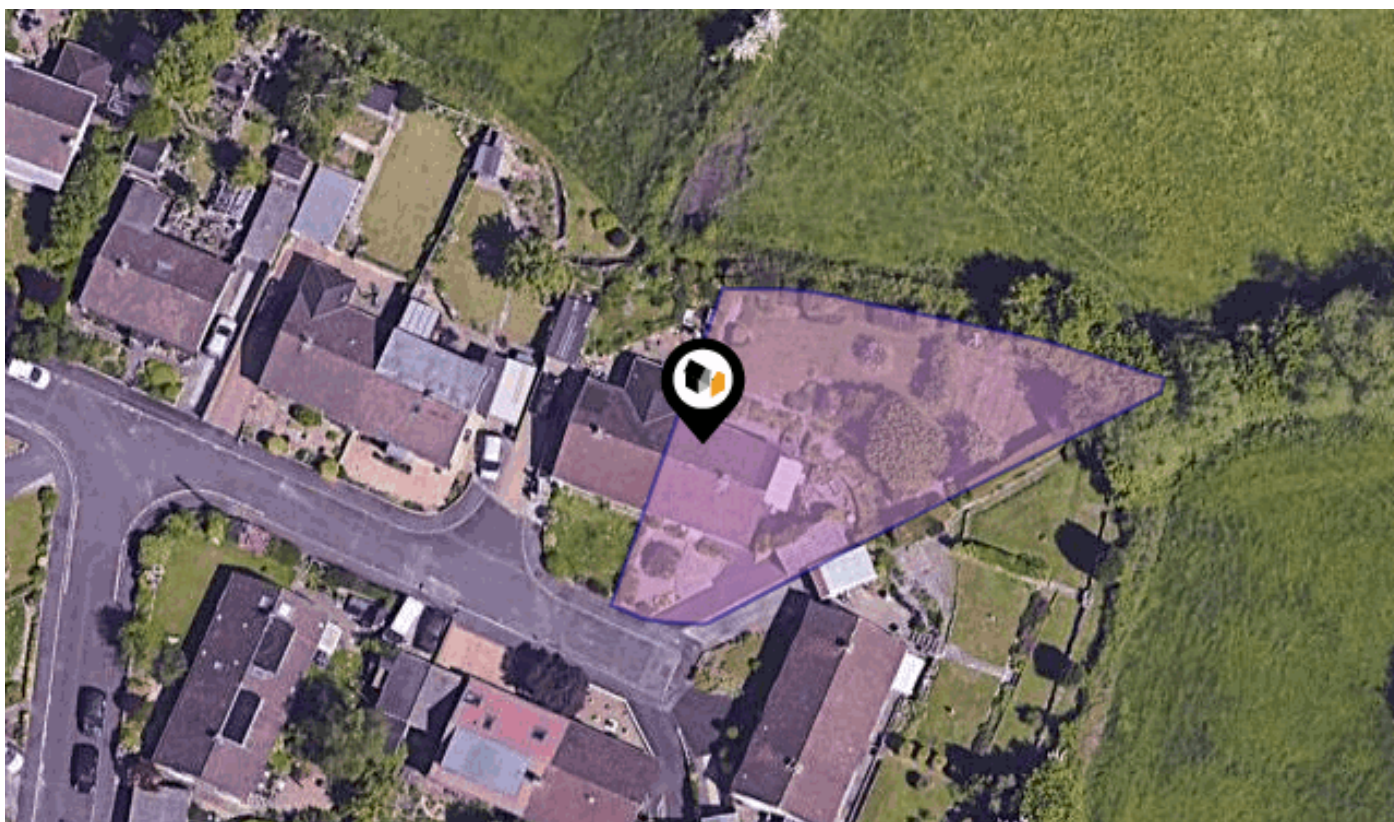




# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 02<sup>nd</sup> August 2024



## GREENACRES, BATH, BA1

Asking Price : £435,000

### Martin & Co Bath

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01225 429999

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

Martin and Co Bath Residential Sales are offering for sale this rarely available semi - detached bungalow set on a bold corner plot, in a cul de sac location in the much sought after area of Upper Weston and being sold with no chain.

Tucked away in Greenacres this Bungalow offers huge scope for extension (subject to planning) but does require some cosmetic updating. The jewel in the crown with this particular property is the garden, as you can see from the photo's backs onto open fields, woodland and for keen gardeners then this could be the property for you.

As you enter the property to the right-hand side is the reception room which has double glazed windows to the front and the side, a radiator. Gas fire and carpet covered flooring. Directly behind the reception is the Kitchen again double aspect with views over the rear garden and raised seating area.

There is a single drainer sink unit with mixer taps, a range of wall and base units providing storage, laminated work top surfaces, larder storage cupboard and a further storage cupboard with shelving and the boiler. There is a 4-ring gas hob, with an overhead extractor fan, a built in double oven and there is space for an upright fridge and plumbing for a washing machine.

From the kitchen there is access to the conservatory which is fully double glazed and has a tiled floor and space for a tumble dryer. There is direct access out to the patio seating area, garage, and rear garden. To the left of the entrance hallway there is the main bedroom which is currently used as a dining room with front aspect double glazed window, radiator and carpet covered flooring.

The 2nd bedroom is bedroom directly behind Bedroom 1 with double glazed windows, radiator and carpet covered flooring and overlooks the rear garden. The shower room is located between the bedroom two and the Kitchen and comprises of an enclosed shower cubicle and shower curtain, low level WC, Radiator, vanity sink unit, medicine cabinet, part tiled walls and a double-glazed frosted window.

As you enter the rear garden from the conservatory there is a raised seating area which is a great entertaining space or just somewhere to sit and take in the garden and the surroundings. There is access to the garage from the garden and garage is approached via your own driveway which provides off road parking for two cars along with personal side access. The garden being a corner plot is a considerable size and is lawned with a garden shed, mature trees, hedges, flowers, and shrubbery and backing onto open fields and woodland.

The properties location is very convenient for the local shops in Weston High Street and there are a number of primary schools, Royal High School and Bath Academy and good access to local bus routes to the City Centre and The Bath Royal United Hospital.

The City Centre 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.



## Property

<b>Type:</b>	Semi-Detached
<b>Bedrooms:</b>	2
<b>Floor Area:</b>	764 ft <sup>2</sup> / 71 m <sup>2</sup>
<b>Plot Area:</b>	0.18 acres
<b>Council Tax :</b>	Band D
<b>Annual Estimate:</b>	£2,155
<b>Title Number:</b>	AV66029

<b>Asking Price:</b>	£435,000
<b>Tenure:</b>	Freehold

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>3</b> mb/s	<b>67</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



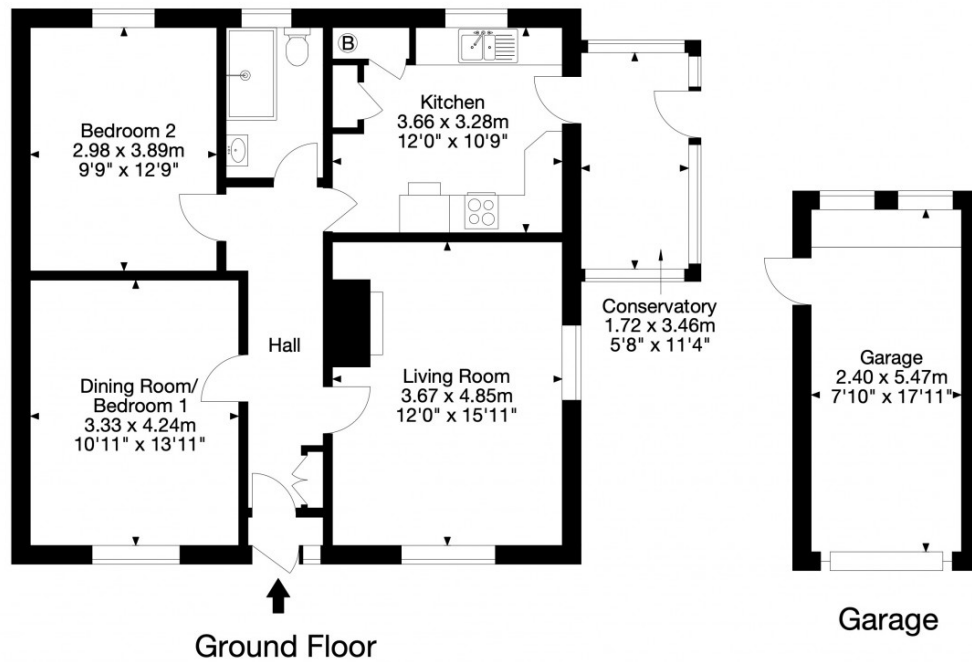






## GREENACRES, BATH, BA1

Greenacres, Upper Weston, Bath BA1 4NR  
Gross Internal Area (Approx.)  
Main House = 77 sq m / 833 sq ft  
Garage = 13 sq m / 141 sq ft  
Total Area = 90 sq m / 974 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.

BATH, BA1

Energy rating

# C

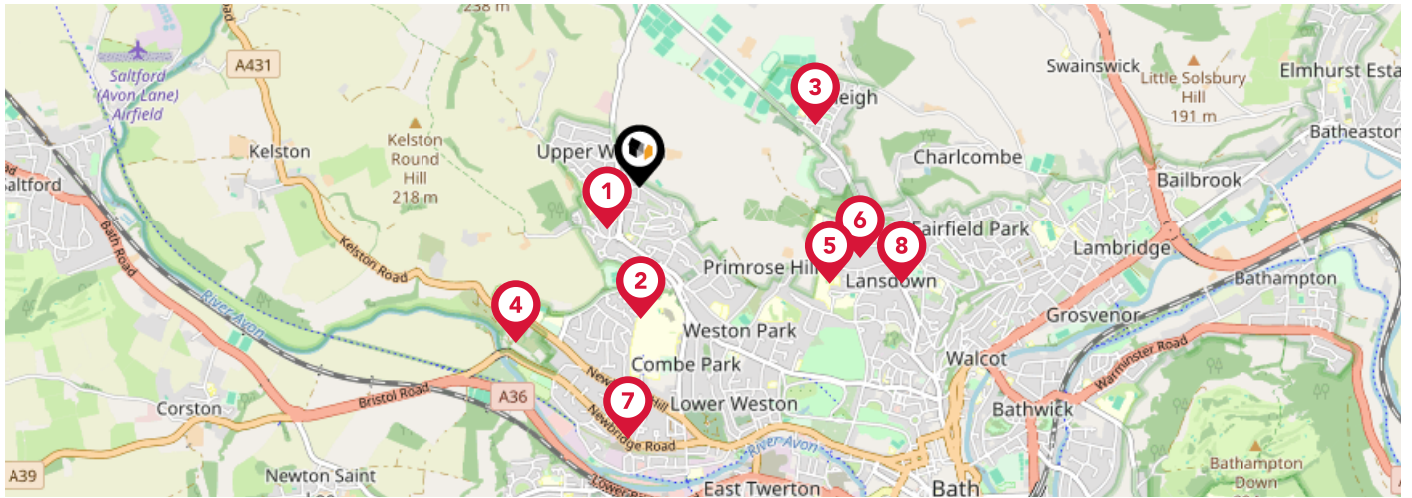
Valid until 28.07.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

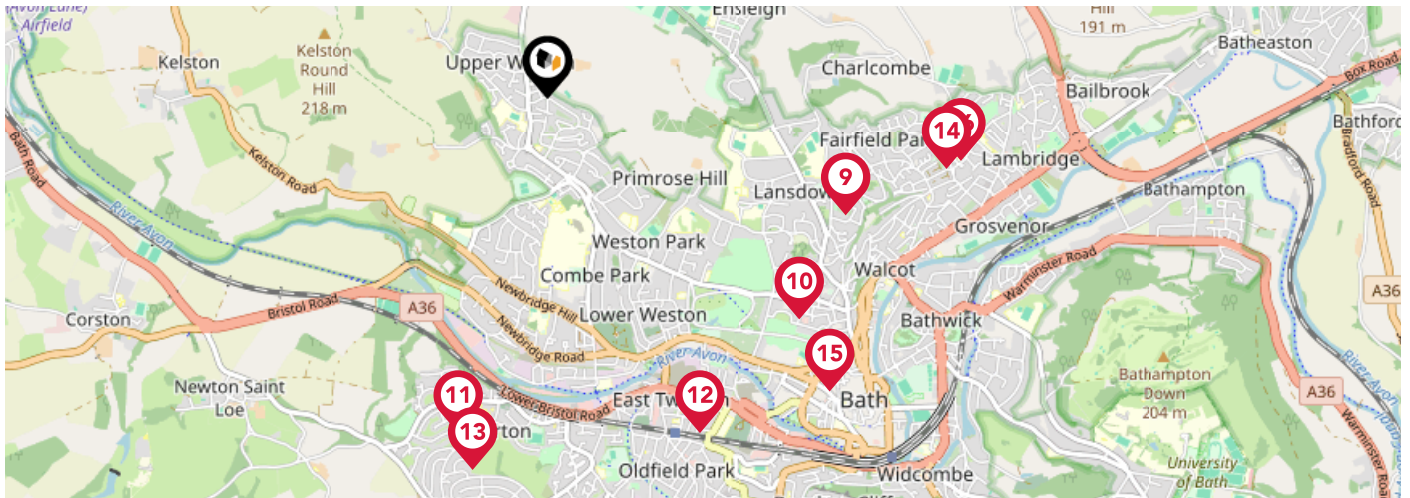


## Additional EPC Data

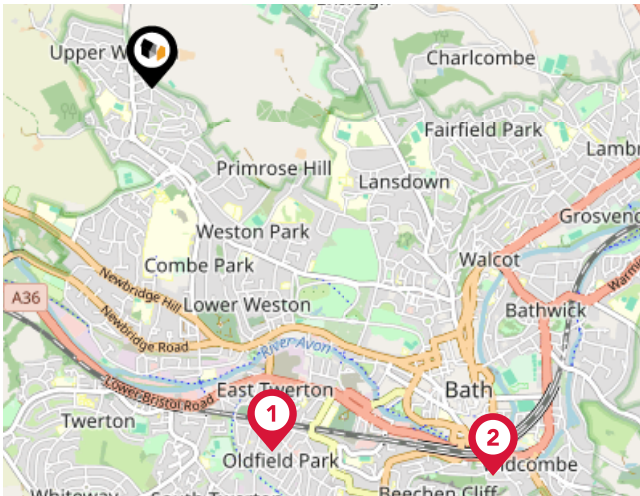
<b>Property Type:</b>	Semi-detached bungalow
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	71 m <sup>2</sup>



	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Weston All Saints CofE Primary School</b> Ofsted Rating: Good   Pupils: 600   Distance:0.24</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>St Mary's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 191   Distance:0.61</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Abbot Alphege Academy</b> Ofsted Rating: Requires improvement   Pupils: 61   Distance:0.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Oldfield School</b> Ofsted Rating: Good   Pupils: 1249   Distance:0.92</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Kingswood Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 373   Distance:0.99</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Kingswood School</b> Ofsted Rating: Not Rated   Pupils: 800   Distance:1.07</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Newbridge Primary School</b> Ofsted Rating: Good   Pupils: 402   Distance:1.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Royal High School GDST</b> Ofsted Rating: Not Rated   Pupils: 611   Distance:1.3</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

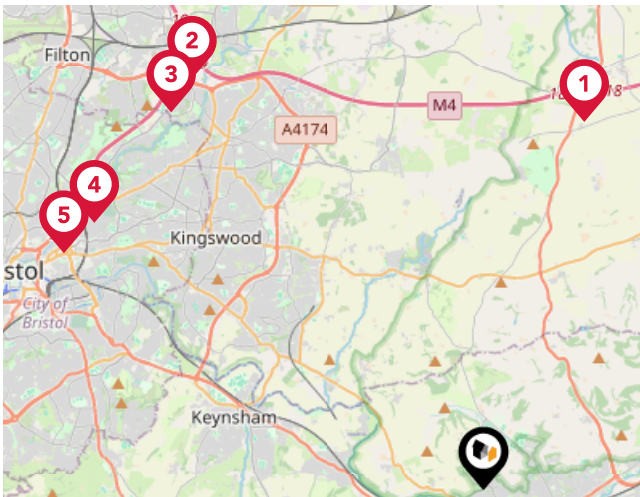


		Nursery	Primary	Secondary	College	Private
	<b>St Stephens Church School</b> Ofsted Rating: Good   Pupils: 385   Distance: 1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Andrew's Church School</b> Ofsted Rating: Good   Pupils: 219   Distance: 1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Michaels Junior Church School</b> Ofsted Rating: Good   Pupils: 151   Distance: 1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Oldfield Park Infant School</b> Ofsted Rating: Good   Pupils: 179   Distance: 1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Twerton Infant School</b> Ofsted Rating: Good   Pupils: 182   Distance: 1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mark's CofE School</b> Ofsted Rating: Good   Pupils: 0   Distance: 1.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bath Academy</b> Ofsted Rating: Not Rated   Pupils: 86   Distance: 1.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Saviours Infant Church School</b> Ofsted Rating: Good   Pupils: 161   Distance: 1.93	<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	1.77 miles
2	Bath Spa Rail Station	2.39 miles
3	Keynsham Rail Station	4.5 miles



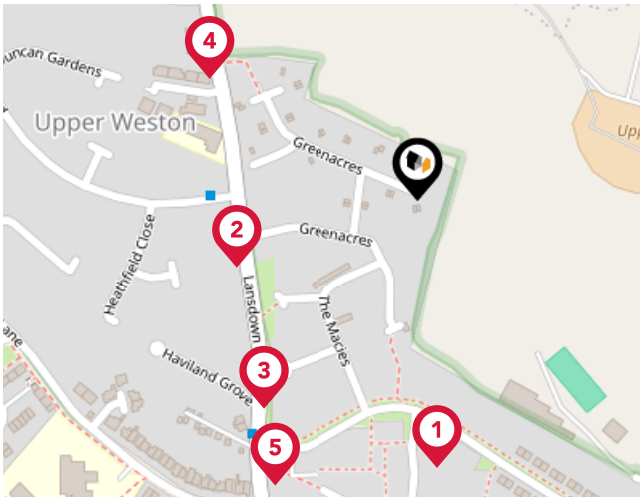
## Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	7.05 miles
2	M4 J19	9.32 miles
3	M32 J1	9.07 miles
4	M32 J2	8.73 miles
5	M32 J3	8.91 miles



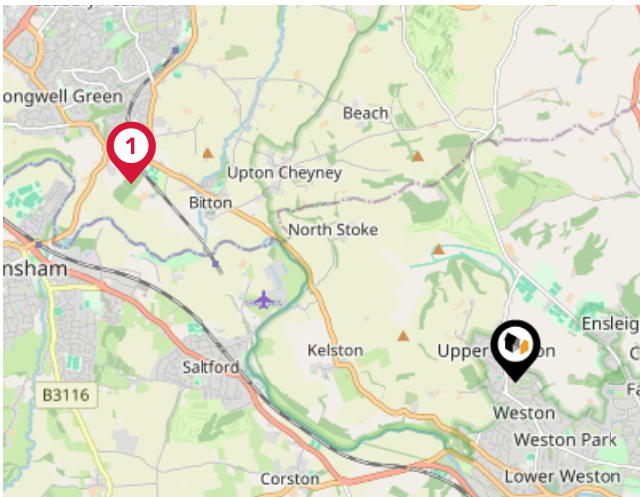
## Airports/HELIPADS

Pin	Name	Distance
1	Bristol Airport	13.74 miles
2	Bristol International Airport	13.74 miles
3	Gloucestershire Airport	35.36 miles
4	Cardiff International Airport	40.79 miles



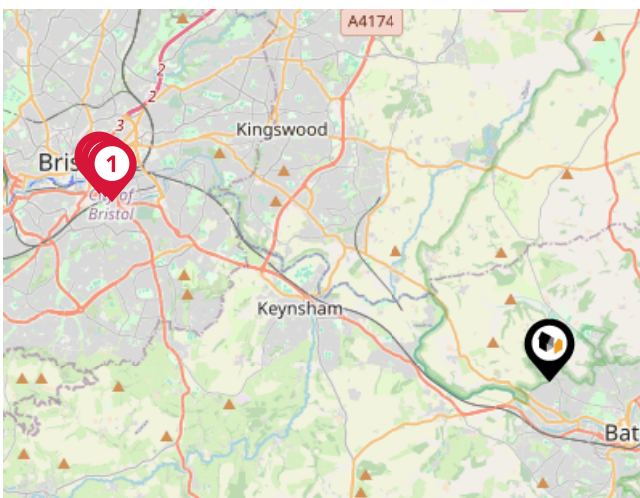
### Bus Stops/Stations

Pin	Name	Distance
1	Haviland Park	0.15 miles
2	Leighton Road	0.11 miles
3	Haviland Grove	0.15 miles
4	Beresford Gardens	0.14 miles
5	Eastfield Avenue - West	0.18 miles



### Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	4.01 miles



### Ferry Terminals

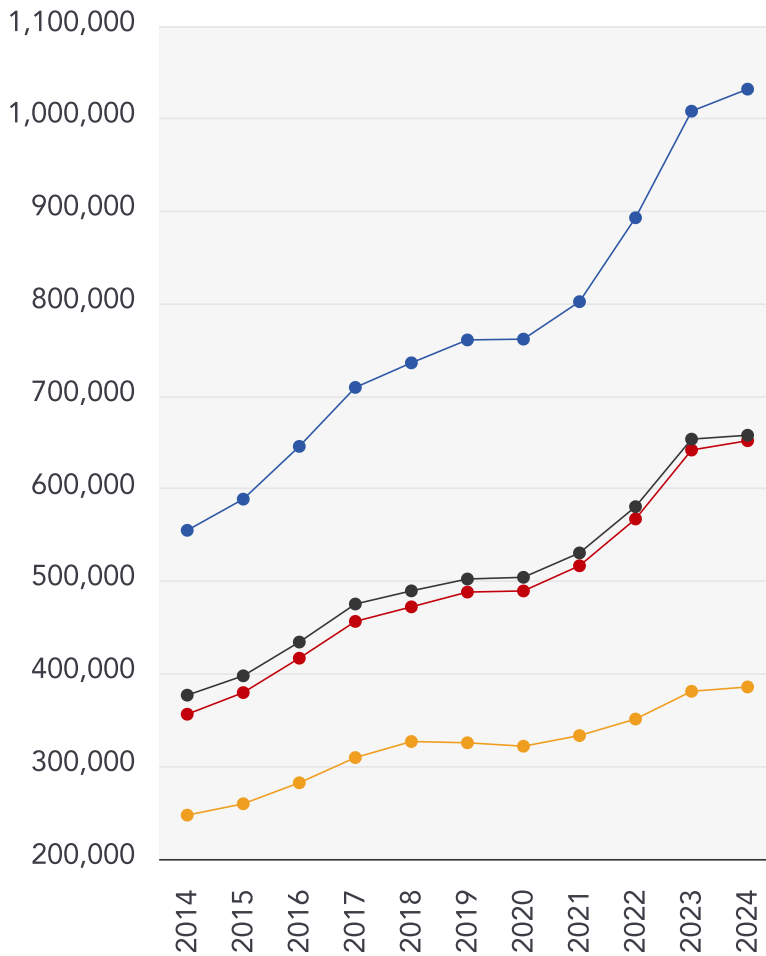
Pin	Name	Distance
1	Temple Meads Station Ferry Landing	8.75 miles
2	Temple Bridge (Bristol) Ferry Landing	8.88 miles
3	St Philip's Bridge	9.01 miles

# 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

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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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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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