

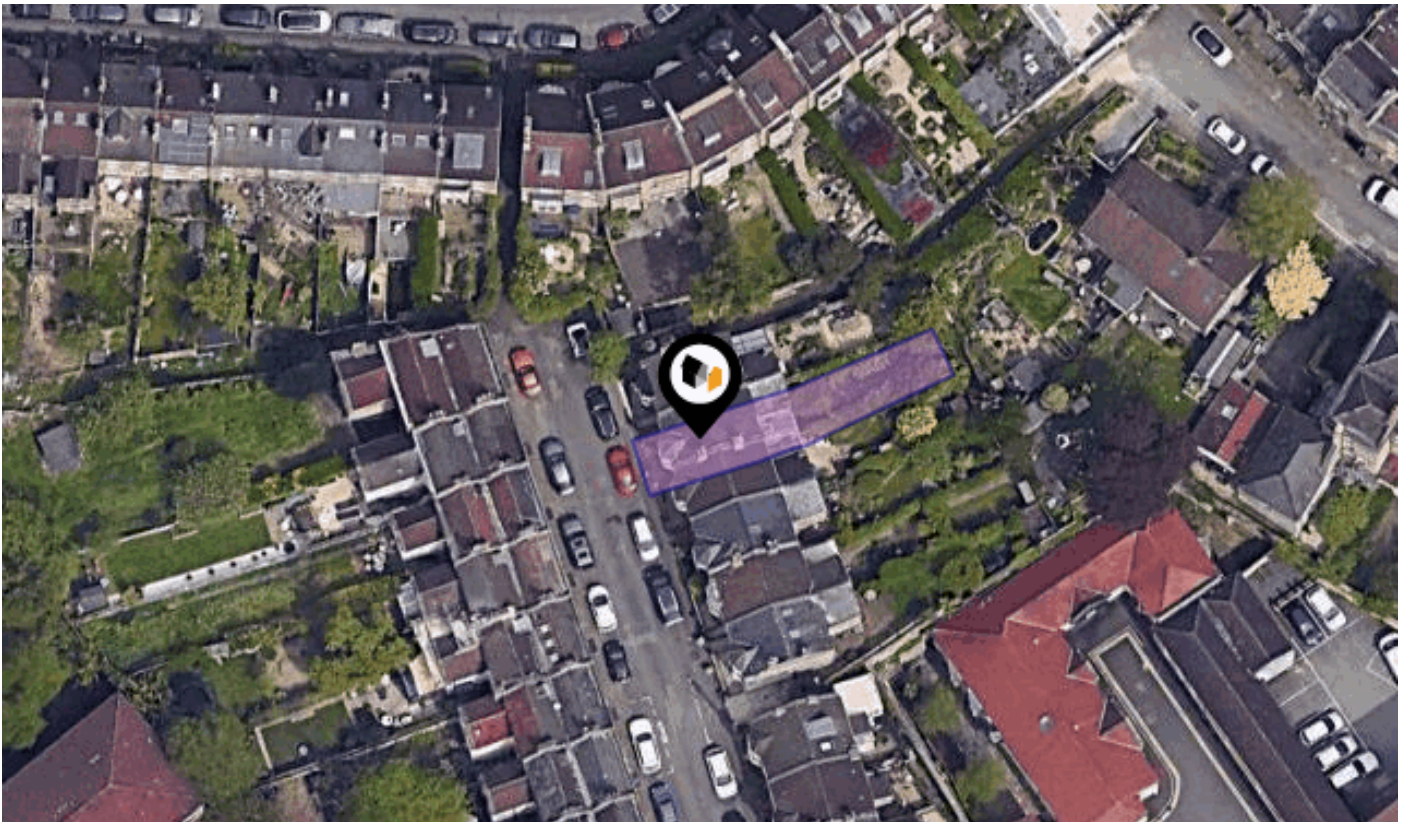


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 09<sup>th</sup> September 2024



## BRUNSWICK STREET, BATH, BA1

Asking Price : £550,000

### Martin & Co Bath

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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)



### FREEHOLD HOUSE - NO ONWARD CHAIN

Martin and Co Residential Sales are offering for sale this two bedroom house is located at the top end of Brunswick Street, a cul de sac set above London Road. The property is located only 0.7 miles from Bath city centre, 0.5 miles from local shops and amenities in Larkhall, and 0.1 miles from Morrisons supermarket. Green space at Kensington Meadows is 0.2 miles away, with lovely walks along the River Avon.

You enter the house to a porch with space for coats and shoes, coming through to a hallway with charming painted wooden floor. The living room is at the front of the property, with a large bay window which has built-in shutters, beautiful wooden floor, and decorative fireplace with shelving in the alcoves either side.

Next is a dining room, also with a decorative fireplace and built-in shelving as well as a delightful fitted wooden dresser with glass-panelled doors. At the back of the property is a kitchen with fitted cabinets, tiled backsplash, and a utility space to one side with a sun-room style windowed ceiling and double doors out to the garden. Upstairs the property has a spacious bathroom with handbasin, WC, and separate shower and bath; there are two double bedrooms, with the larger room at the front of the house having a bay window, and both having decorative fireplaces.

There is a loft, with the possibility this could be converted into additional living space in the future as other houses on the street have done so. The property benefits from a cellar offering additional storage space, accessed from the ground floor hallway next to the kitchen. The back garden has a patio with pergola, which has lovely views over Bath and towards the hills in the distance, fruit trees, and a shed. A small front courtyard garden offers extra space to keep bicycles or recycling.

All viewings are by appointment only through Martin and Co Bath.



## Property

<b>Type:</b>	Terraced
<b>Bedrooms:</b>	2
<b>Floor Area:</b>	10,000 ft <sup>2</sup> / 929 m <sup>2</sup>
<b>Plot Area:</b>	0.03 acres
<b>Year Built :</b>	Before 1900
<b>Council Tax :</b>	Band C
<b>Annual Estimate:</b>	£1,916
<b>Title Number:</b>	AV29677

<b>Asking Price:</b>	£550,000
<b>Tenure:</b>	Freehold

## Local Area

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

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

<b>11</b> mb/s	<b>65</b> mb/s	<b>-</b> mb/s

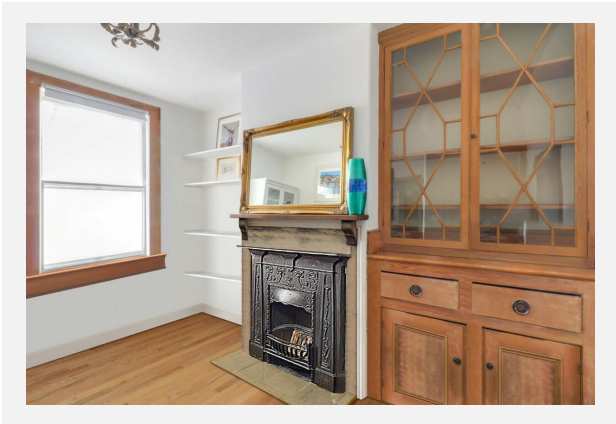
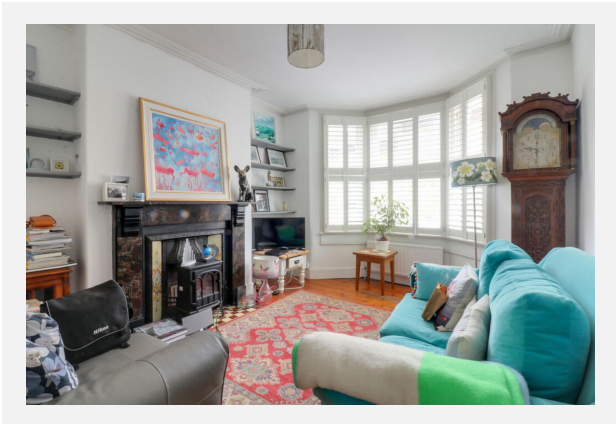
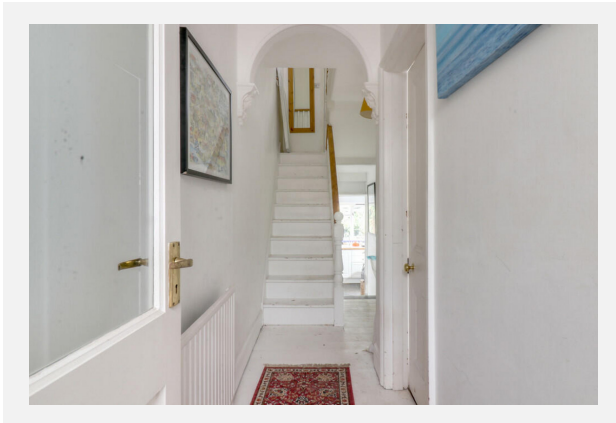
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:















## BRUNSWICK STREET, BATH, BA1

Approximate Gross Internal Area  
81.36 sq m / 875.75 sq ft  
(Excludes Cellar)  
Cellar Area 11.99 sq m / 129.05 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

BA1

Energy rating

# D

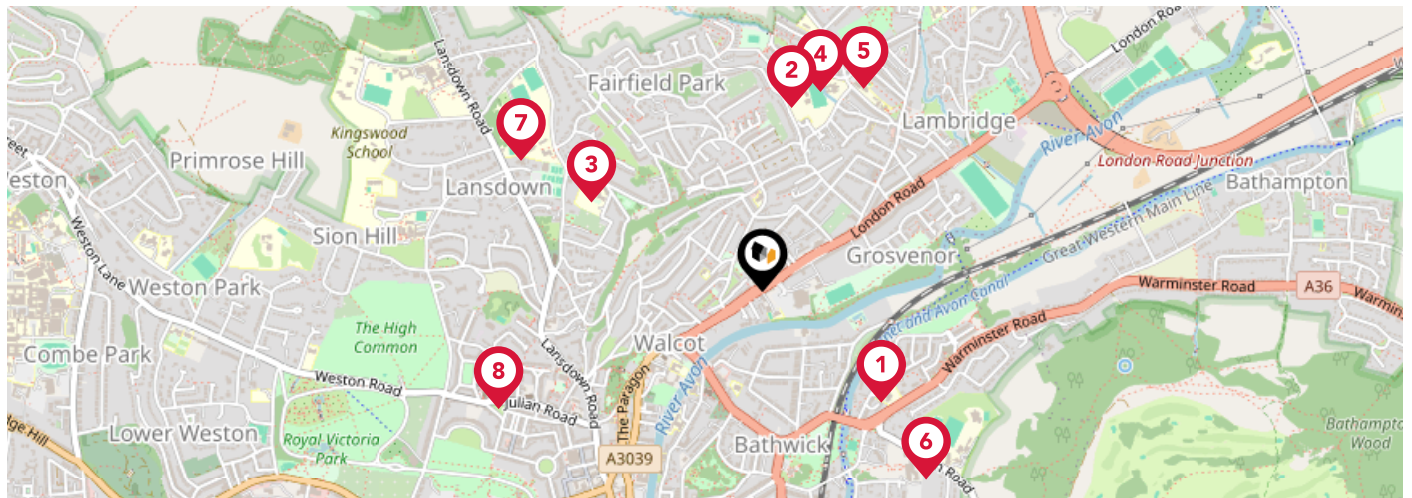
Valid until 21.03.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		<div style="background-color: #006400; color: white; padding: 5px; display: inline-block;"> <span style="font-size: 18px;">83   B</span> </div>
69-80	C		
55-68	D	<div style="background-color: #ffff00; color: white; padding: 5px; display: inline-block;"> <span style="font-size: 18px;">57   D</span> </div>	
39-54	E		
21-38	F		
1-20	G		



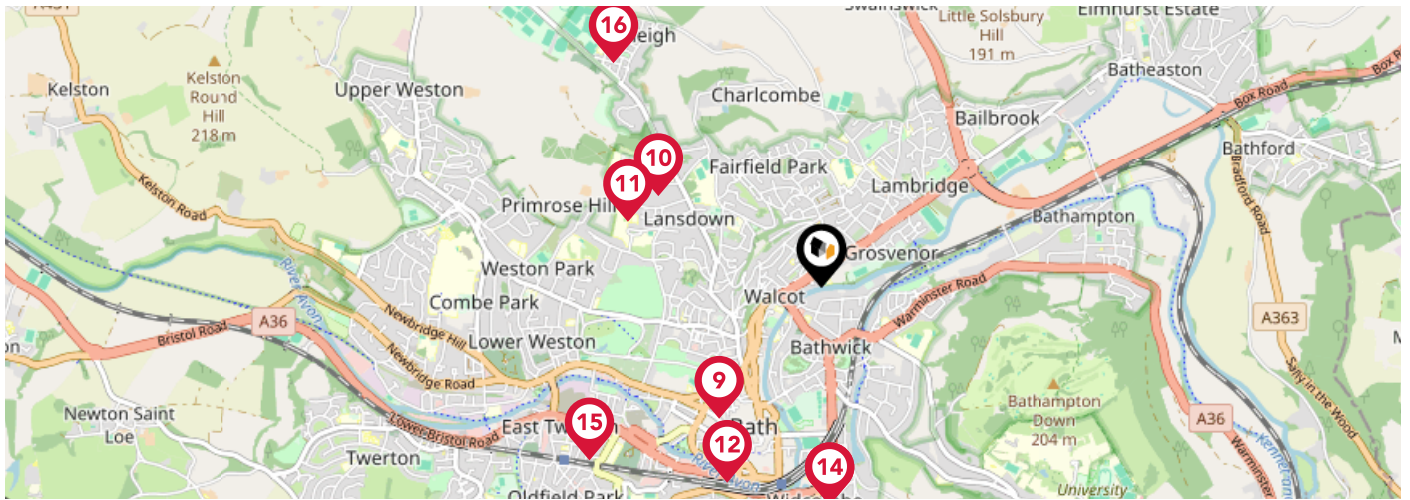
## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental
<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>	2
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 75 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 62% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	92 m <sup>2</sup>

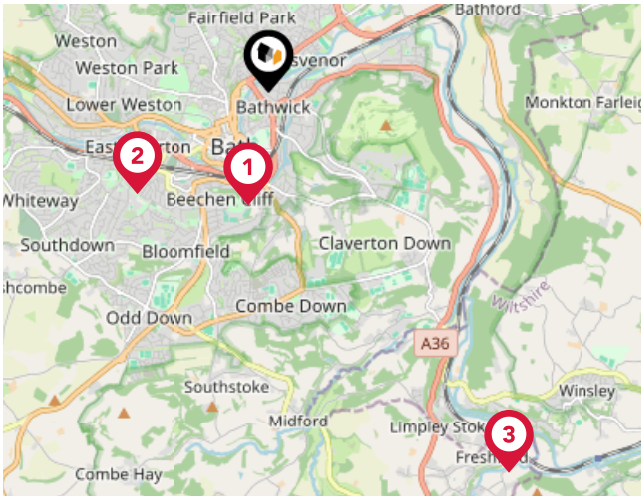


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Bathwick St Mary Church School</b> Ofsted Rating: Good   Pupils: 220   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Mark's CofE School</b> Ofsted Rating: Good   Pupils: 235   Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Stephens Church School</b> Ofsted Rating: Good   Pupils: 348   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Saviours Infant Church School</b> Ofsted Rating: Good   Pupils: 148   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Saviours Junior Church School</b> Ofsted Rating: Good   Pupils: 168   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>King Edward's School</b> Ofsted Rating: Not Rated   Pupils: 1185   Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Royal High School GDST</b> Ofsted Rating: Not Rated   Pupils: 579   Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Andrew's Church School</b> Ofsted Rating: Good   Pupils: 232   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



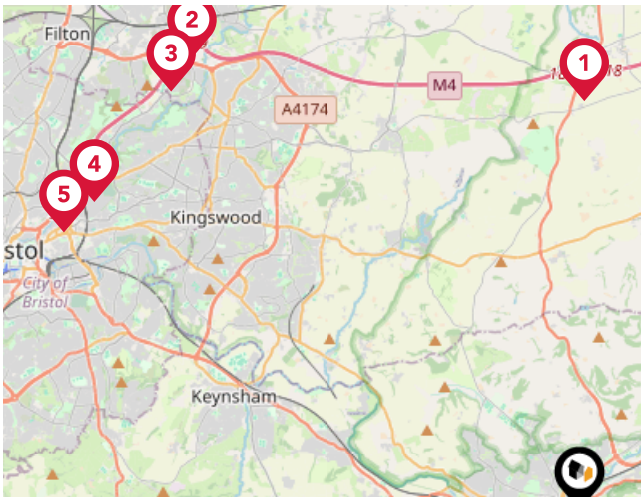


		Nursery	Primary	Secondary	College	Private
	<b>Bath Academy</b> Ofsted Rating: Not Rated   Pupils: 105   Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingswood School</b> Ofsted Rating: Not Rated   Pupils: 895   Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingswood Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 474   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bath College</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Widcombe CofE Junior School</b> Ofsted Rating: Outstanding   Pupils: 240   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Widcombe Infant School</b> Ofsted Rating: Good   Pupils: 177   Distance:1.01	<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: 177   Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Abbot Alphege Academy</b> Ofsted Rating: Requires improvement   Pupils: 40   Distance:1.41	<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	1.06 miles
2	Oldfield Park Rail Station	1.54 miles
3	Freshford Rail Station	4.15 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	7.55 miles
2	M4 J19	11.01 miles
3	M32 J1	10.82 miles
4	M32 J2	10.63 miles
5	M32 J3	10.83 miles

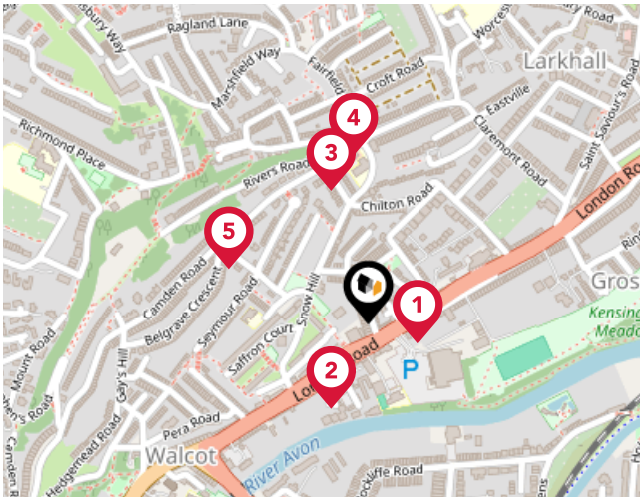


## Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	15.48 miles
2	Felton	15.48 miles
3	Staverton	35.66 miles
4	Cardiff Airport	42.58 miles

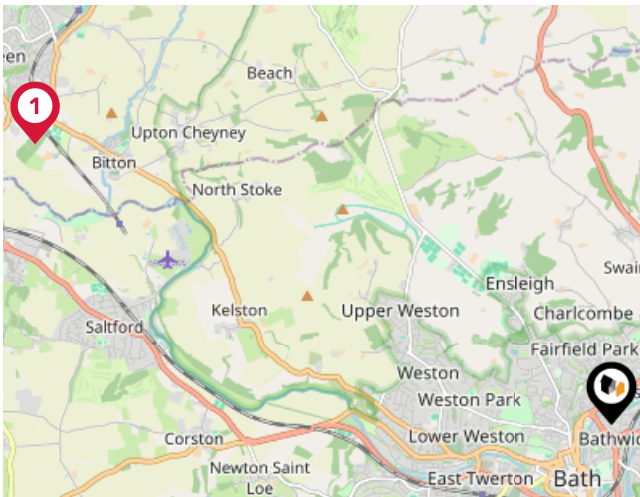
# Area

## Transport (Local)



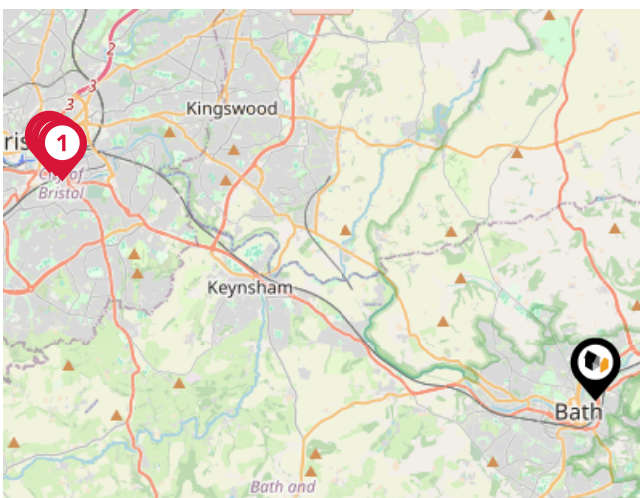
### Bus Stops/Stations

Pin	Name	Distance
1	Morrisons	0.06 miles
2	Snow Hill	0.11 miles
3	Claremont Road	0.16 miles
4	New Tynings Terrace	0.2 miles
5	Bennett's Lane	0.17 miles



### Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	5.94 miles



### Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	10.68 miles
2	Temple Bridge (Bristol) Ferry Landing	10.81 miles
3	St Philip's Bridge	10.94 miles

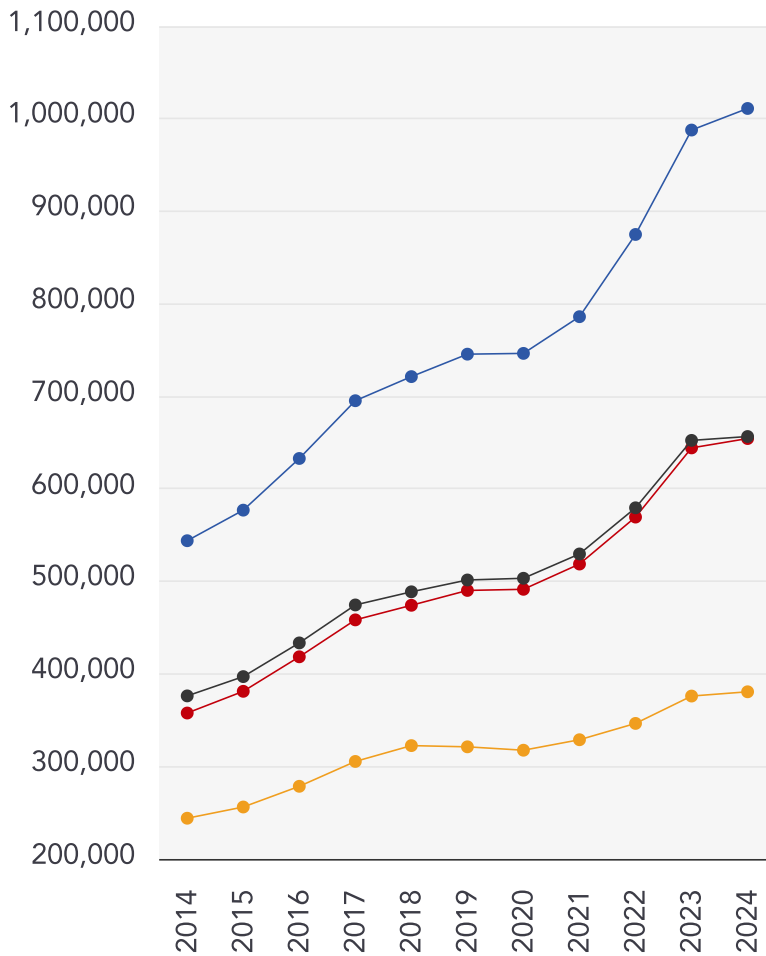


# Market

## 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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# 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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