

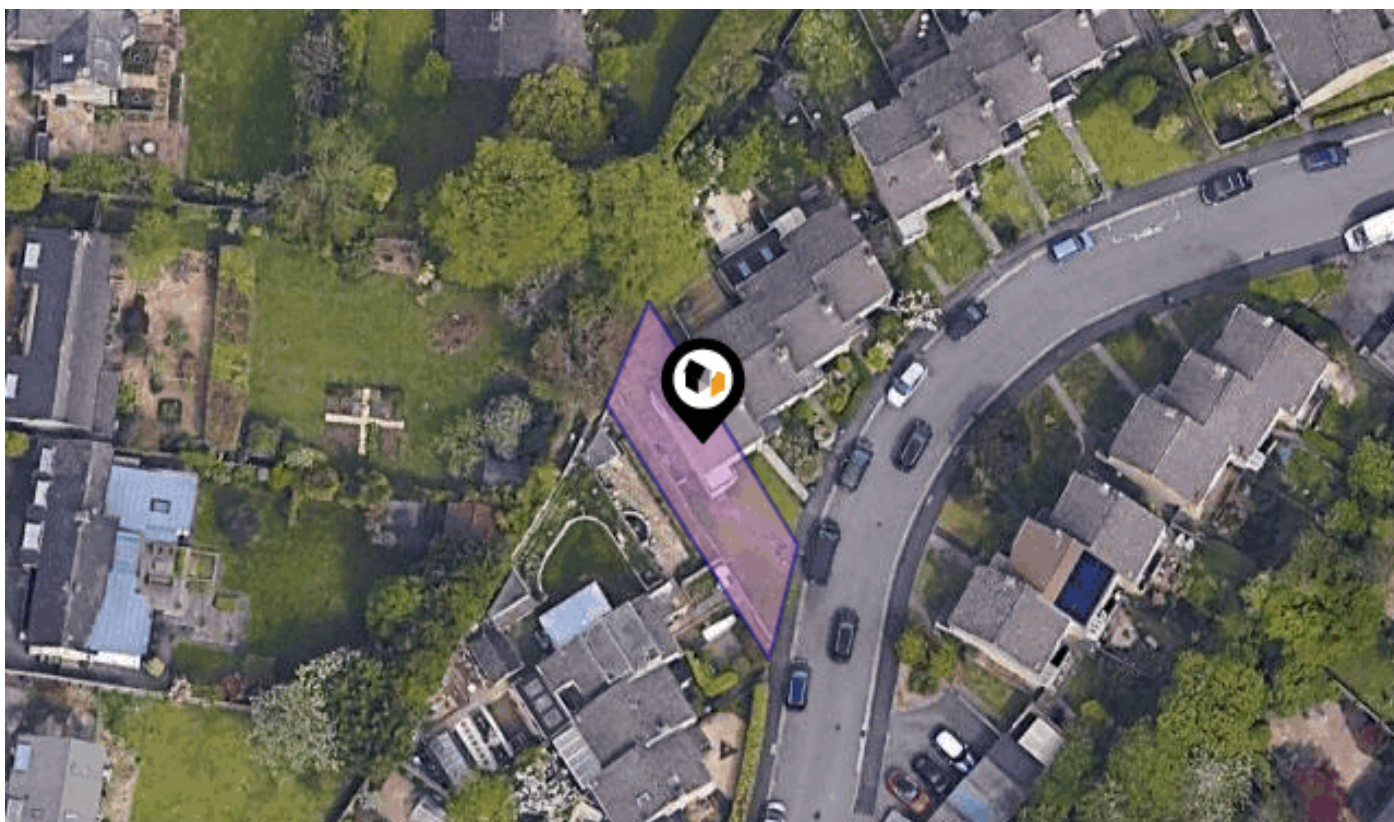


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 22nd November 2024



RICHMOND HEIGHTS, BATH, BA1

Asking Price : £390,000

Martin & Co Bath

1 Cleveland Terrace, Bath, BA1 5DF

01225 429999

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



LEASEHOLD END OF TERRACE. FREEHOLD WILL BE AVAILABLE ON EXCHANGE OF CONTRACTS.

Martin & Co Bath are offering for this end of terrace three bedroom family home for sale with no onward chain.

This property would make a great first time, next home or as an investment as the property has been rented out for a number of years, so you have peace of mind that the property has been well maintained with in date Electrical and Gas Safety Certificates.

Ground floor

As you enter the property to the right hand side is the front reception / sitting room. There is a double glazed front aspect window, radiator, a coal effect fire with a wooden surround and base, display shelving, wall lights and carpet covered flooring.

Directly behind the front reception is the open plan Kitchen / dining room with three double glazed windows over looking side and the rear garden. The dining area is a big enough for a reasonable size dining table , there is a radiator and the floor is carpeted. The kitchen has a single drainer sink unit with mixer taps. There is a rang of wall mounted and base units providing storage and marble effect laminated work tops. There is plumbing for a washing machine and space for the gas cooker with an overhead extractor fan. There is also space for a fridge and there are spotlights and double glazed back to door to the garden.

Upstairs

As you go upstairs there is a double glazed flank window, access to the loft space a storage cupboard, three bedrooms and a family Bathroom. Bedroom one has a front aspect double glazed window, built in dressing area with drawers and a built in wardrobes. There is a radiator and carpet covered flooring.

Bedroom two is rear aspect with a double glazed window, radiator, free standing wardrobe and vanity area and carpet covered flooring. Bedroom three is front aspect with a double glazed window, radiator and wooden laminated flooring. The bathroom has a frosted double glazed window an enclosed panelled Bath with a shower and shower screen. There is a vanity sink unit with draws. There is a low level WC, Radiator / towel rail and fully tiled walls.

Outside

To the front the property there is a lawned area and to the the side there is personal side access to the patio garden to the rear. This property also have a garage which is in the near by block.

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

Agents Notes: This property is currently a leasehold property but the owners are in the process of buying the freehold and that will be in place by exchange of contracts.



Property

Type:	Terraced	Asking Price:	£390,000
Bedrooms:	3	Tenure:	Leasehold
Floor Area:	914 ft ² / 85 m ²	Start Date:	12/06/1968
Plot Area:	0.05 acres	End Date:	24/06/2966
Year Built :	1950-1966	Lease Term:	999 years from 24 June 1967
Council Tax :	Band C	Term Remaining:	942 years
Annual Estimate:	£1,916		
Title Number:	ST341241		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	50 mb/s	- mb/s

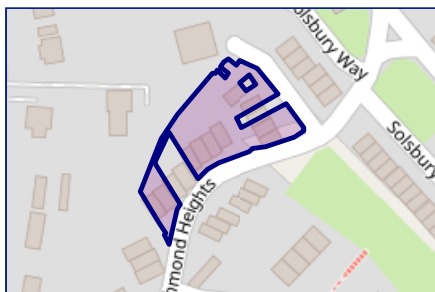
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

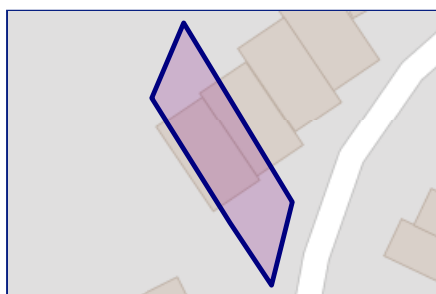


Freehold Title Plan



AV133297

Leasehold Title Plan



ST341241

Start Date: 12/06/1968
End Date: 24/06/2966
Lease Term: 999 years from 24 June 1967
Term Remaining: 942 years

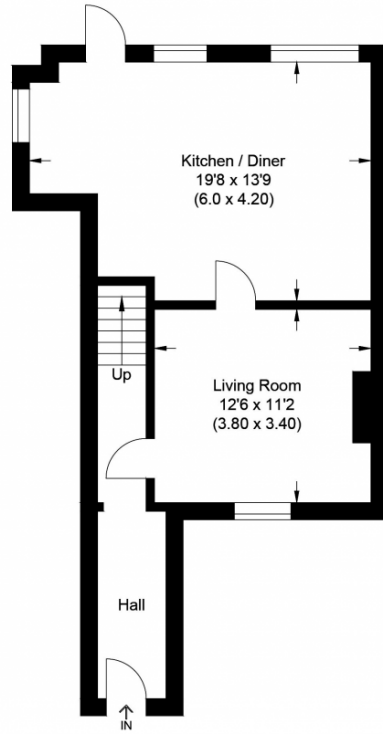




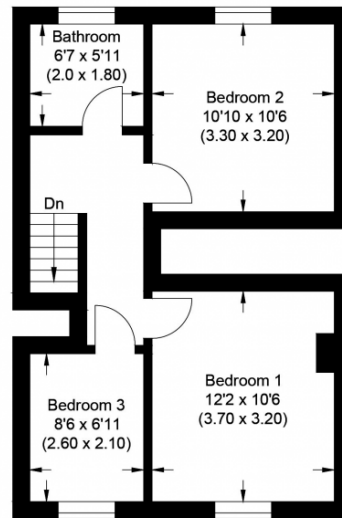


RICHMOND HEIGHTS, BATH, BA1

Approximate Gross Internal Area
83.11 sq m / 894.58 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced By www.myphotogenie.co.uk

Richmond Heights, BA1

Energy rating

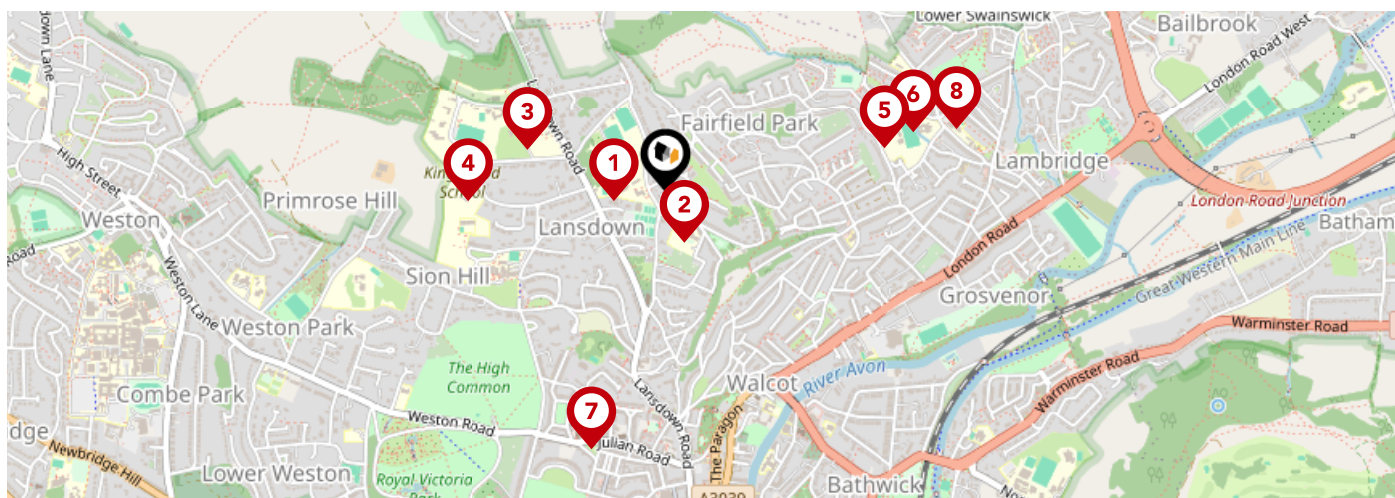
E

Valid until 17.08.2027

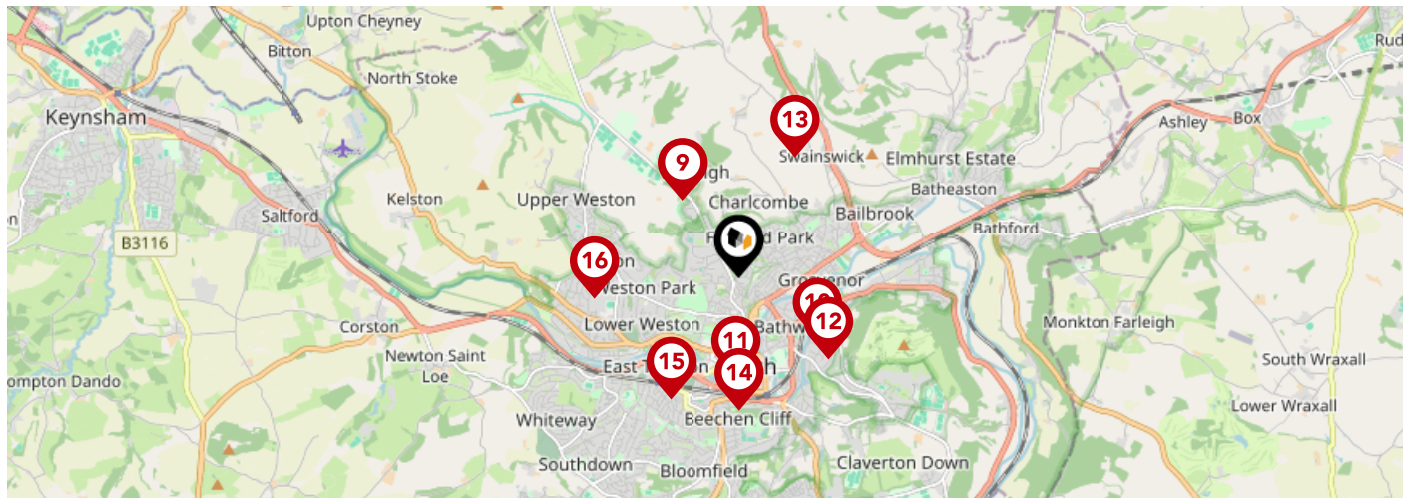
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	54 E	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

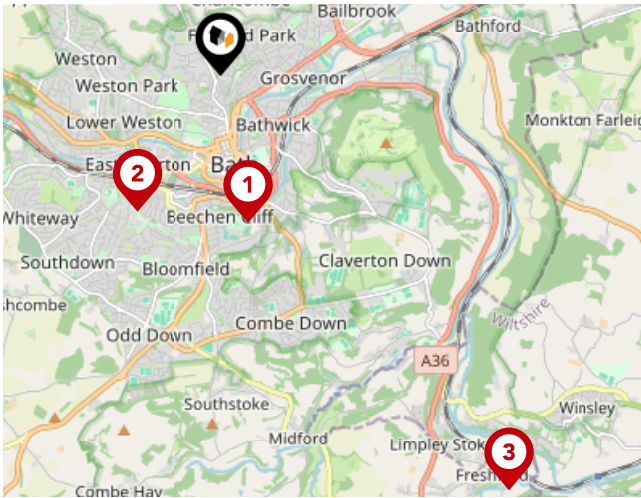
Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 50% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	85 m ²



	Nursery	Primary	Secondary	College	Private
1 Royal High School GDST Ofsted Rating: Not Rated Pupils: 579 Distance:0.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 St Stephens Church School Ofsted Rating: Good Pupils: 348 Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Kingswood School Ofsted Rating: Not Rated Pupils: 895 Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Kingswood Preparatory School Ofsted Rating: Not Rated Pupils: 474 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 St Mark's CofE School Ofsted Rating: Good Pupils: 235 Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 St Saviours Infant Church School Ofsted Rating: Good Pupils: 148 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 St Andrew's Church School Ofsted Rating: Good Pupils: 232 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 St Saviours Junior Church School Ofsted Rating: Good Pupils: 168 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

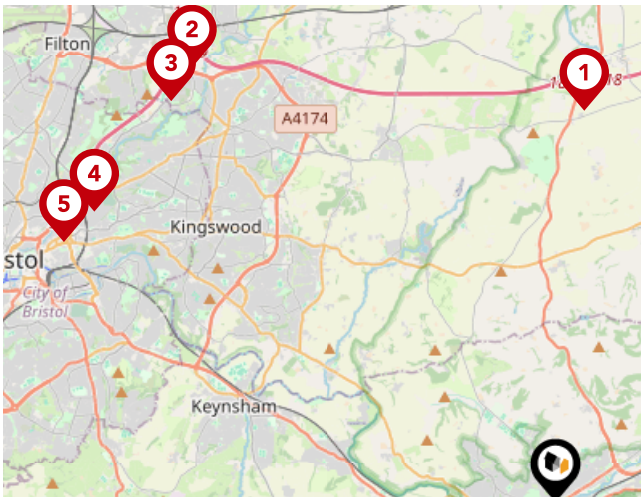


		Nursery	Primary	Secondary	College	Private
	Abbot Alphege Academy Ofsted Rating: Requires improvement Pupils: 40 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bathwick St Mary Church School Ofsted Rating: Good Pupils: 220 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bath Academy Ofsted Rating: Not Rated Pupils: 105 Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King Edward's School Ofsted Rating: Not Rated Pupils: 1185 Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Swainswick Church School Ofsted Rating: Good Pupils: 76 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bath College Ofsted Rating: Requires improvement Pupils:0 Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oldfield Park Infant School Ofsted Rating: Good Pupils: 177 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 189 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	1.39 miles
2	Oldfield Park Rail Station	1.48 miles
3	Freshford Rail Station	4.67 miles



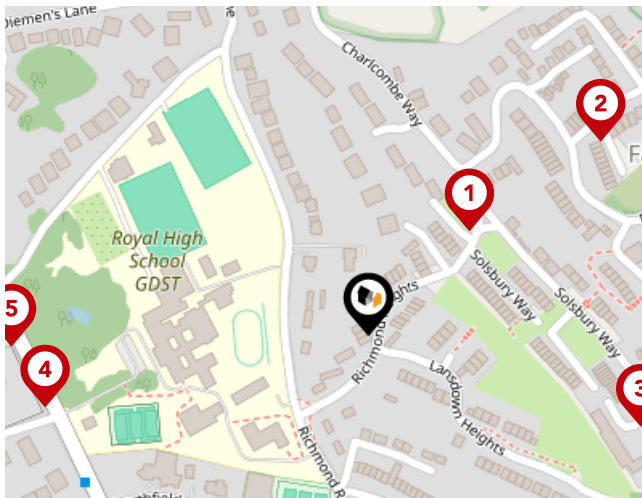
Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	7.24 miles
2	M4 J19	10.47 miles
3	M32 J1	10.28 miles
4	M32 J2	10.08 miles
5	M32 J3	10.29 miles



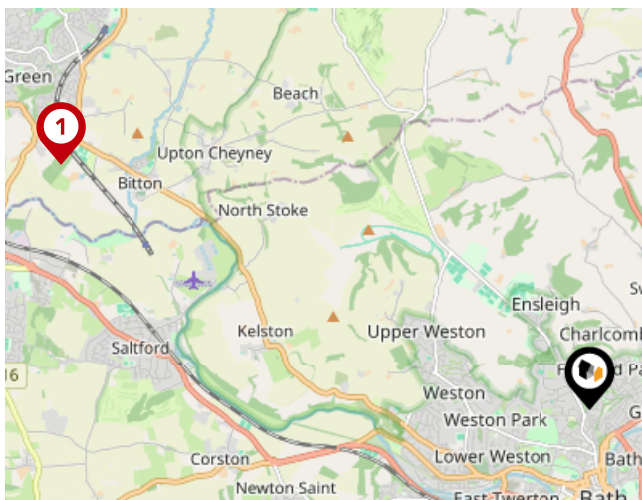
Airports/HELIPADS

Pin	Name	Distance
1	Bristol Airport	15.05 miles
2	Felton	15.05 miles
3	Staverton	35.44 miles
4	Cardiff Airport	42.13 miles



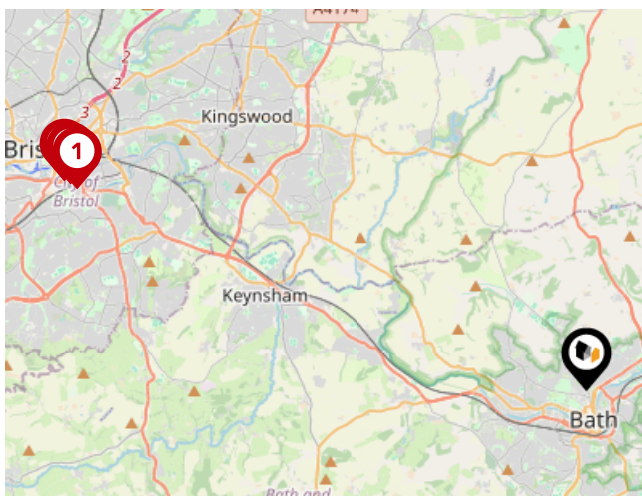
Bus Stops/Stations

Pin	Name	Distance
1	Richmond Heights	0.08 miles
2	Blenheim Gardens	0.18 miles
3	Ragland Lane	0.17 miles
4	Lansdown Royal School	0.19 miles
5	Hamilton Road	0.21 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	5.4 miles



Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	10.15 miles
2	Temple Bridge (Bristol) Ferry Landing	10.28 miles
3	St Philip's Bridge	10.41 miles

2, Richmond Heights, Bath, BA1 5QJ						Terraced House
Last Sold Date:	26/08/2022	05/11/2015				
Last Sold Price:	£380,000	£299,950				
11, Richmond Heights, Bath, BA1 5QJ						Terraced House
Last Sold Date:	08/10/2020					
Last Sold Price:	£345,000					
15, Richmond Heights, Bath, BA1 5QJ						Terraced House
Last Sold Date:	09/10/2019					
Last Sold Price:	£322,500					
3, Richmond Heights, Bath, BA1 5QJ						Terraced House
Last Sold Date:	18/07/2018					
Last Sold Price:	£298,675					
6, Richmond Heights, Bath, BA1 5QJ						Terraced House
Last Sold Date:	08/08/2016	19/07/2007				
Last Sold Price:	£357,500	£260,000				
31, Richmond Heights, Bath, BA1 5QJ						Terraced House
Last Sold Date:	03/08/2016	23/08/2013	22/12/2009	07/11/2003	23/06/1998	
Last Sold Price:	£539,500	£395,000	£250,000	£199,000	£91,000	
Maple House, Richmond Heights, Bath, BA1 5QJ						Detached House
Last Sold Date:	12/08/2015	05/05/2004				
Last Sold Price:	£900,000	£610,000				
7, Richmond Heights, Bath, BA1 5QJ						Terraced House
Last Sold Date:	21/02/2012					
Last Sold Price:	£215,000					
35, Richmond Heights, Bath, BA1 5QJ						Detached House
Last Sold Date:	26/10/2007	12/04/2006	10/02/2004			
Last Sold Price:	£760,000	£600,000	£475,000			
23, Richmond Heights, Bath, BA1 5QJ						Flat-maisonette House
Last Sold Date:	28/06/2002					
Last Sold Price:	£162,500					
21, Richmond Heights, Bath, BA1 5QJ						Terraced House
Last Sold Date:	14/12/2000	02/08/1996				
Last Sold Price:	£140,000	£66,000				
19 - 21, Richmond Heights, Bath, BA1 5QJ						Semi-detached House
Last Sold Date:	25/05/2000	13/04/1995				
Last Sold Price:	£142,000	£64,000				

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

Market Sold in Street



14, Richmond Heights, Bath, BA1 5QJ	Detached House
Last Sold Date:	31/08/1999
Last Sold Price:	£266,500
29, Richmond Heights, Bath, BA1 5QJ	Terraced House
Last Sold Date:	24/07/1998
Last Sold Price:	£82,000
8, Richmond Heights, Bath, BA1 5QJ	Terraced House
Last Sold Date:	15/12/1997
Last Sold Price:	£78,000

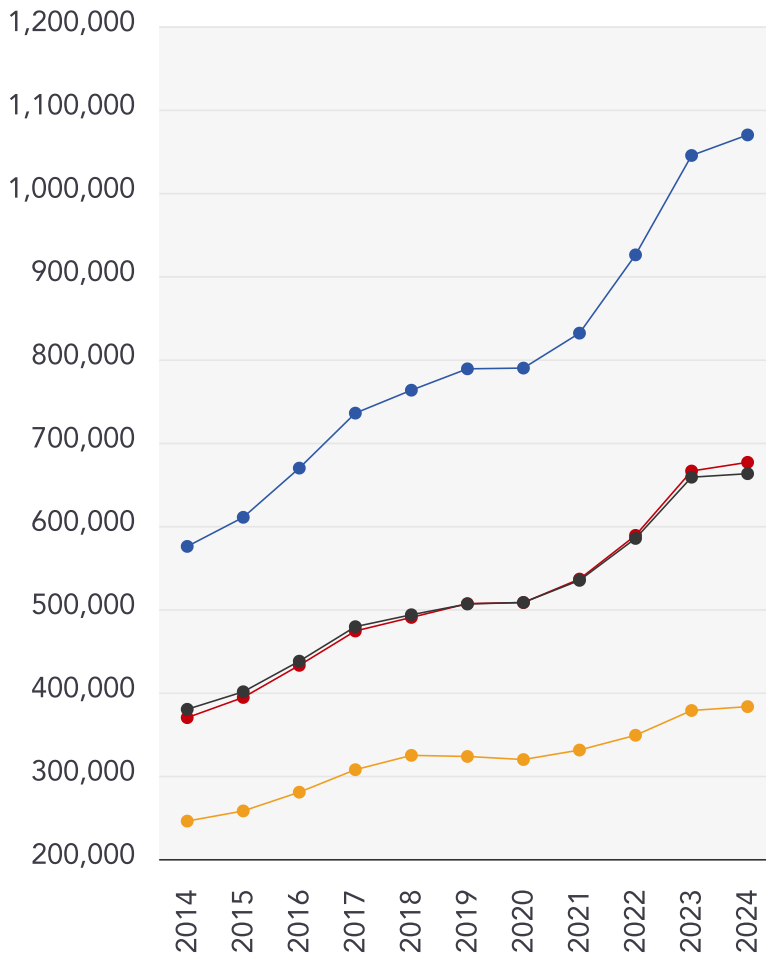
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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.

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



David Minors was our estate agent for the sale of our property in Bath and from start to finish he was incredible! So professional, friendly and went above and beyond in every way he could! Communication was impeccable and he made the whole process a lot smoother. Thank you David, we are so grateful for your service and help. Definitely would recommend Martin & Co to anyone who is looking to sell or buy.

Testimonial 2



Brilliant service, always responsive, David was supportive between ourselves buying and the sellers, this was not an easy process but he kept us all informed and worked with our Solicitor as well. Good communication.

Testimonial 3



Exceptional.

David Minor's has just sold two houses for me and it was a pleasure to deal with him and his team. One buyer pulled out at the last minute, but within two or three days David found a new buyer happy to pay the asking price. Everything went smoothly and I was kept well informed every step of the way. My solicitor said what a privilege it was to deal with an efficient firm. Over many years, they are certainly the best agents I have used.



/martincouk



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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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