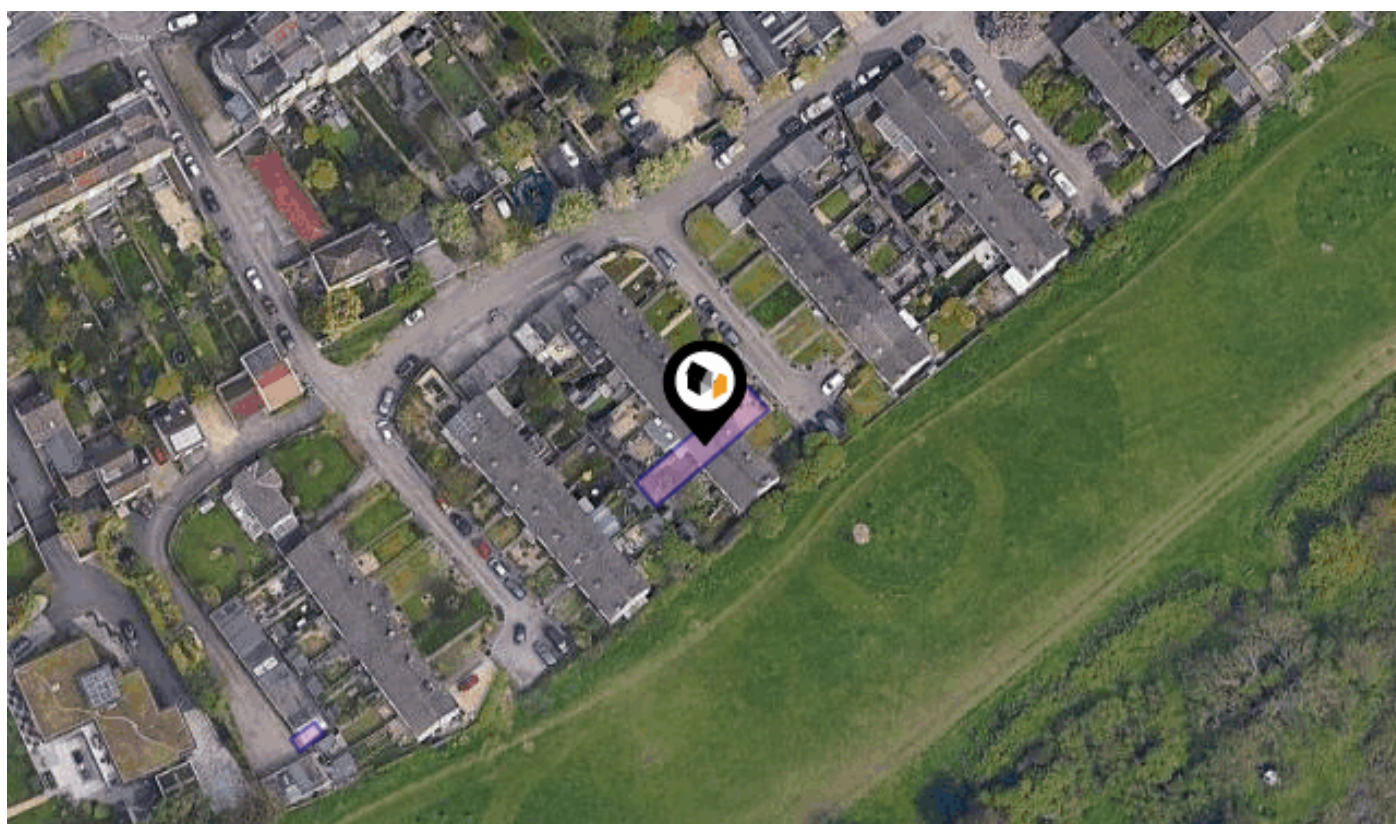




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 17th April 2025



RINGSWELL GARDENS, BATH, BA1

Asking Price : £370,000

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 this three-bedroom family home for sale, which does need some cosmetic updating, located in the sought after area of Grosvenor.

As you enter the property to the left-hand side of the hallway is the front reception room, which has a large double glazed window allowing lots of natural light during day time hours, a fireplace with a wooden mantle and surround, radiator, coved cornice, and carpet covered flooring. There is a brick archway leading through to the rear reception / dining room, which has again a double-glazed window overlooking the garden, radiator, coved cornice, and carpet covered flooring.

Off the dining room is the Kitchen which comprises of a single drainer sink unit with mixer taps and tiled splash backs. There space for a gas cooker, plumbing for a washing machine, along space for an upright fridge freezer. There are some eye and base level wooden storage units, work top surfaces, built in spotlights, part tiled walls and a white tiled floor. From the kitchen there is a small conservatory which has a seating area with double glazed windows and direct access to the garden.

Go upstairs and there is access to the loft space which is fully boarded with electric lighting and a retractable loft ladder, three bedrooms and a family bathroom. Bedroom 1 overlooks the front of the property with a good size double-glazed window, the added advantage of built wardrobes with a small vanity area, along with a centre light fan and carpet covered flooring. Bedroom 2 overlooks the rear of the of the property with a double-glazed window, radiator and carpet covered flooring. Bedroom 3 also has a rear aspect double glazed window and an array of storage and shelving, a radiator and carpet covered flooring.

The family bathroom has a frosted double-glazed window and comprises of an enclosed panelled bath, with a shower, shower rail and curtain. There is a low-level WC and pedestal wash hand basin, a medicine cabinet, fully tiled walls, and a radiator.

At the front of the property there is a small garden mainly gravelled for easy maintenance with some shrubbery. To the rear of the property there is a well-maintained garden with a small patio area, raised flower beds, a mature tree, Astro turfed lawn, an outside tap and personal rear access.

Parking is on road parking on a first come first served basis.

Located in a Cul de sac this leasehold house could be a great first time buy, investment for rental due its proximity to Larkhall and the City Centre. From the London Road there are local bus routes into the City Centre and the surrounding areas along, with a coach stop to Central London. Larkhall Village is well known for its independent, boutique shops along with cafes, Saint Saviour's Church, some very good local schools and nurseries.

If you fancy a stroll then take in Alice Park which was Gifted to the city in 1938. Alice Park is a very popular open space for dog walkers and you can relax in its very own café, which is open all year round. Again if you like walking and taking in the sights there is circular walk on the Kennet and Avon Canal. Travelling towards the city centre, you will see a number of independent traders, Garages and Morrisons Superstore.

Service Charge £11.50 Per Annum



Property

Type:	Terraced	Asking Price:	£370,000
Bedrooms:	3	Tenure:	Leasehold
Floor Area:	882 ft ² / 82 m ²	Start Date:	30/05/1968
Plot Area:	0.03 acres	End Date:	25/03/2966
Year Built :	1960s	Lease Term:	999 years from 25 March 1967
Council Tax :	Band C	Term Remaining:	941 years
Annual Estimate:	£2,014		
Title Number:	ST223693		

Local Area

Local Authority:	Bath and north east somerset
Conservation Area:	Bath
Flood Risk:	
• Rivers & Seas	Low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9 mb/s	80 mb/s	- mb/s

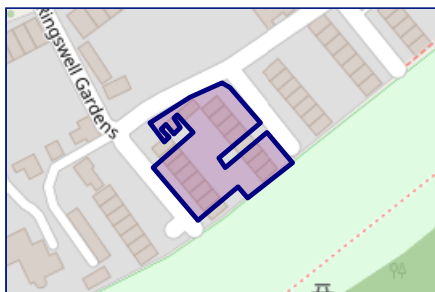
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

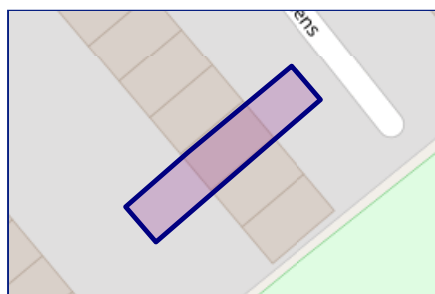


Freehold Title Plan



AV133134

Leasehold Title Plan



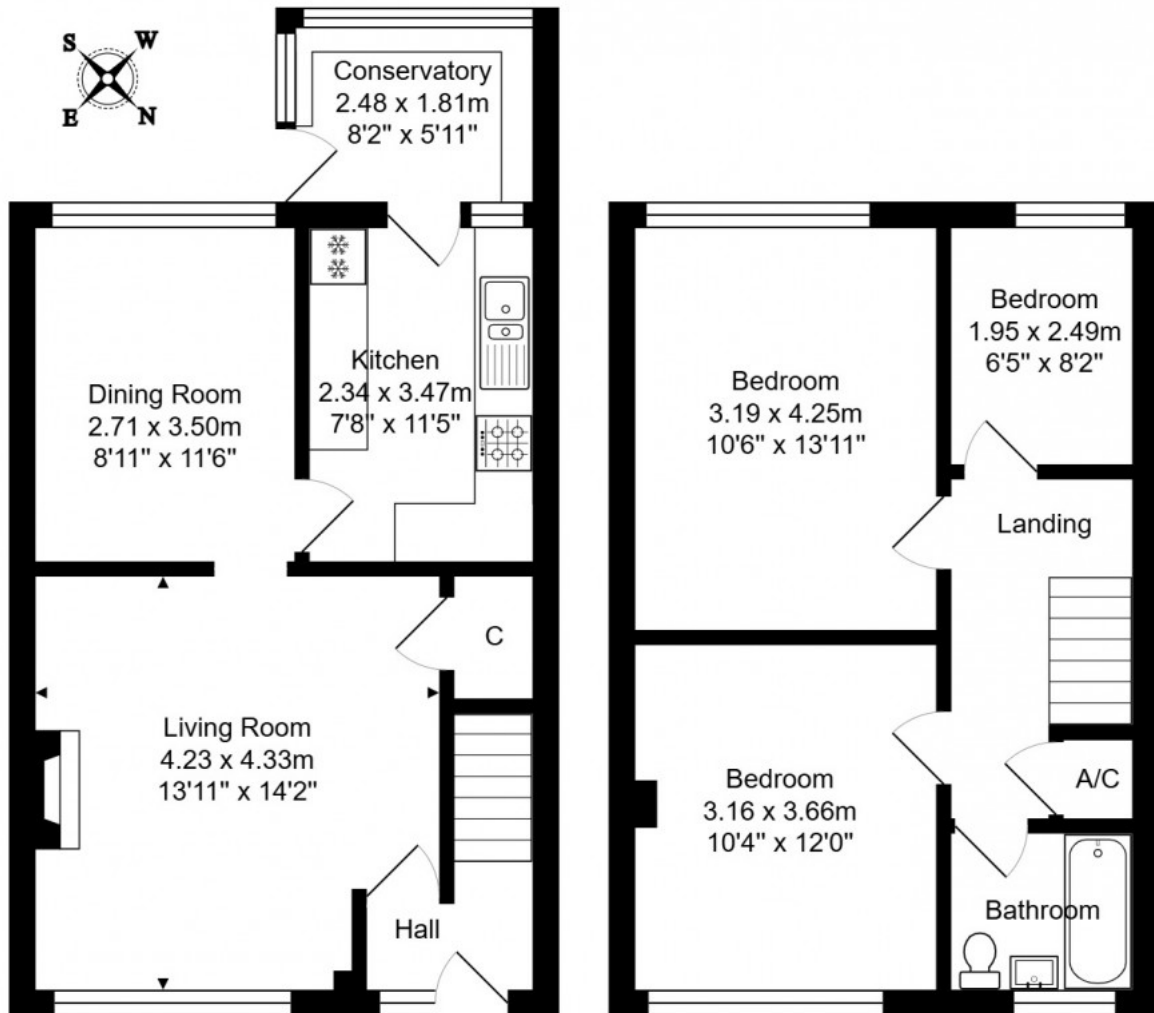
ST223693

Start Date: 30/05/1968
End Date: 25/03/2966
Lease Term: 999 years from 25 March 1967
Term Remaining: 941 years





RINGSWELL GARDENS, BATH, BA1



Ground Floor
Area: 47.0 m² ... 506 ft²

First Floor
Area: 41.8 m² ... 450 ft²

Total Area: 88.7 m² ... 955 ft²

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.

Area includes internal and external wall thickness

www.epcassessments.co.uk

BATH, BA1

Energy rating

D

Valid until 15.04.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

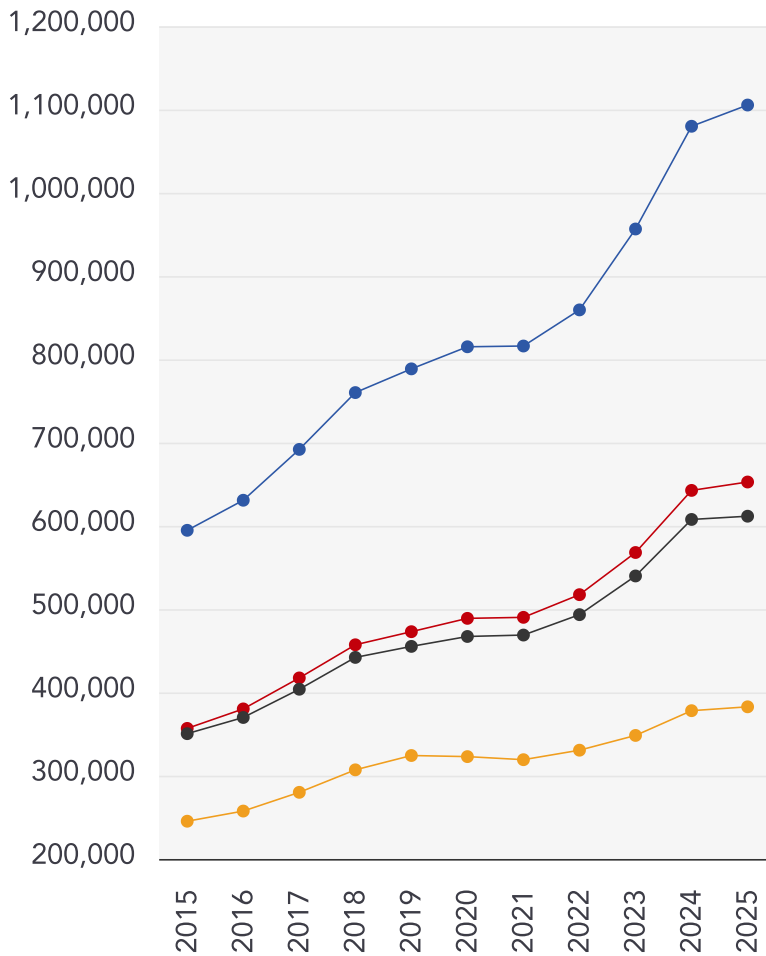
Property Type:	Mid-terrace house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Poor
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 64% of fixed outlets
Lighting Energy:	Good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	82 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in BA1



Detached

+85.88%

Semi-Detached

+82.93%

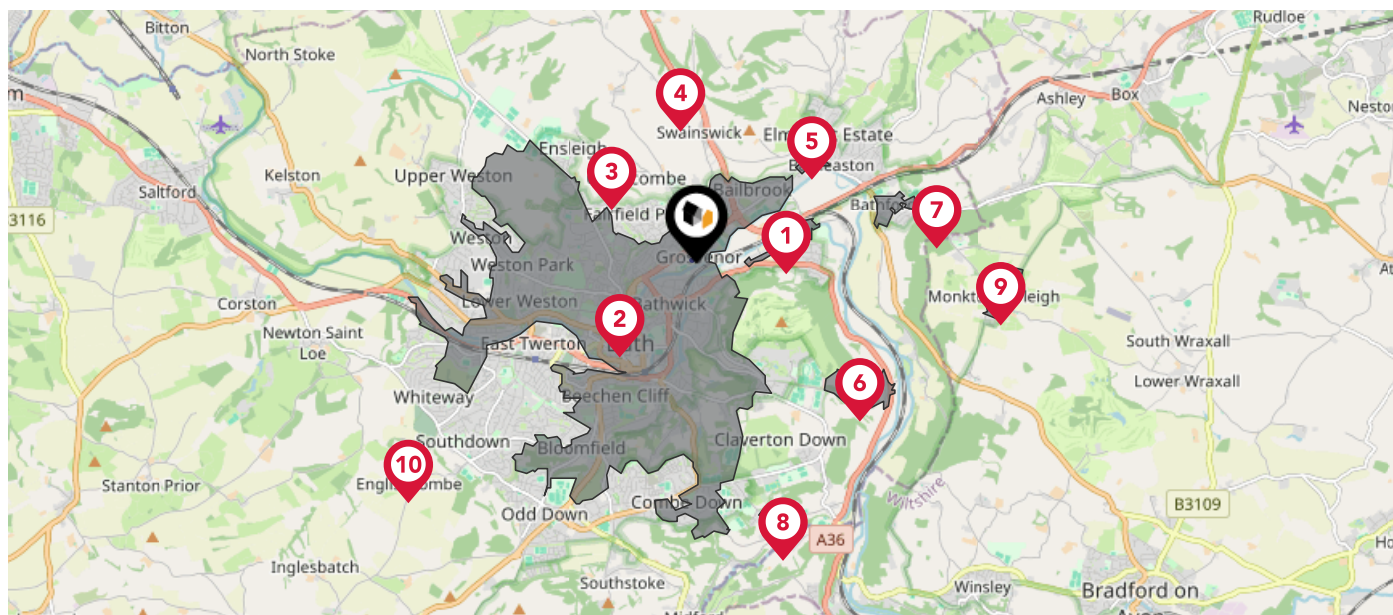
Terraced

+74.5%

Flat

+56%

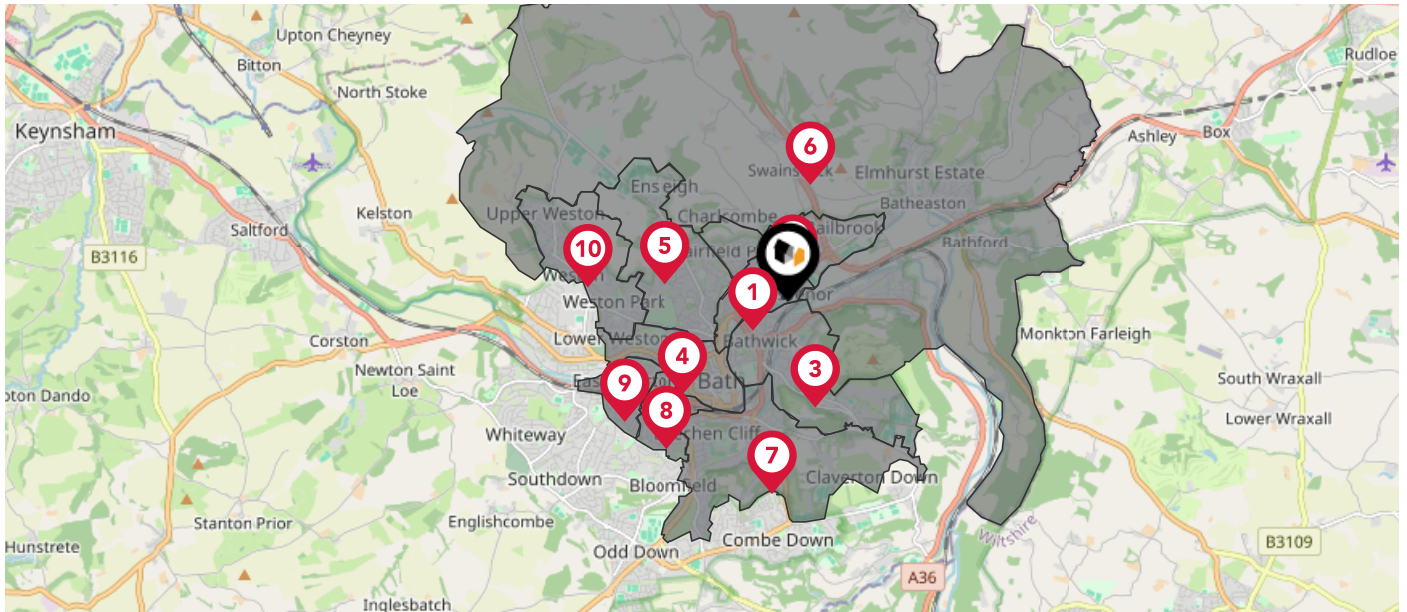
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













Nearby Conservation Areas

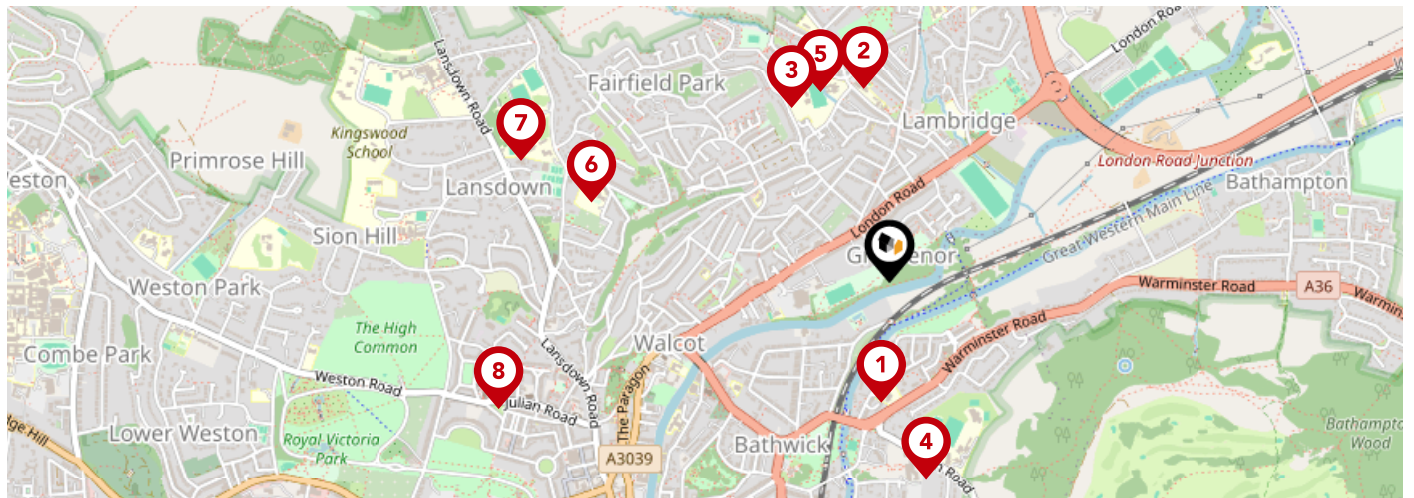
- 1 Bathampton
- 2 Bath
- 3 Charlcombe
- 4 Upper Swainswick
- 5 Batheaston
- 6 Claverton
- 7 Bathford
- 8 Monkton Combe
- 9 Monkton Farleigh
- 10 Englishcombe

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500

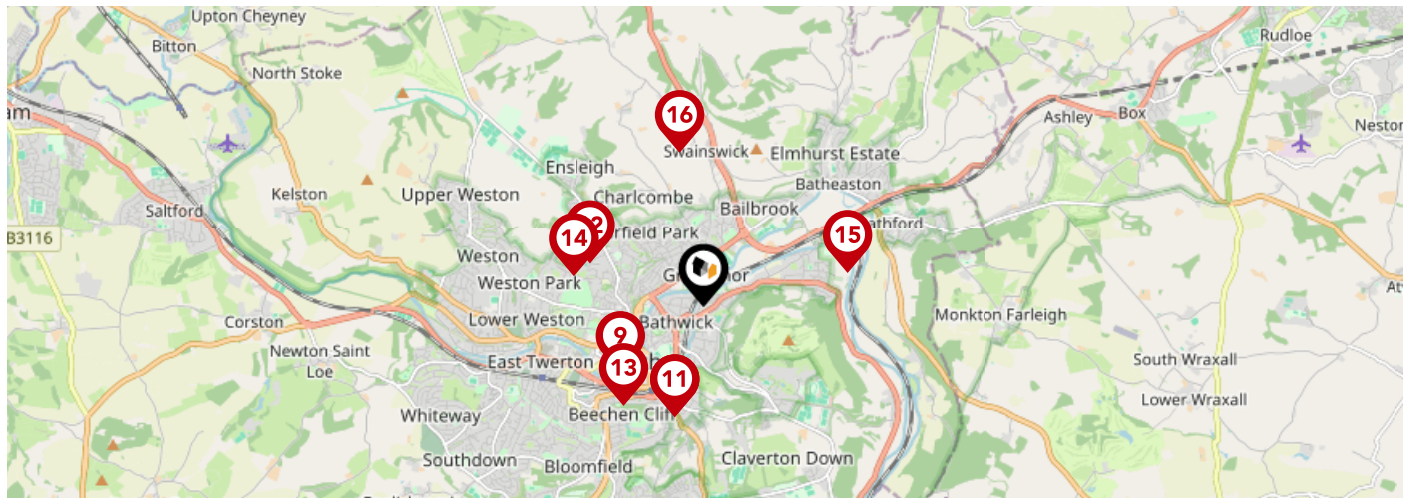


Nearby Council Wards

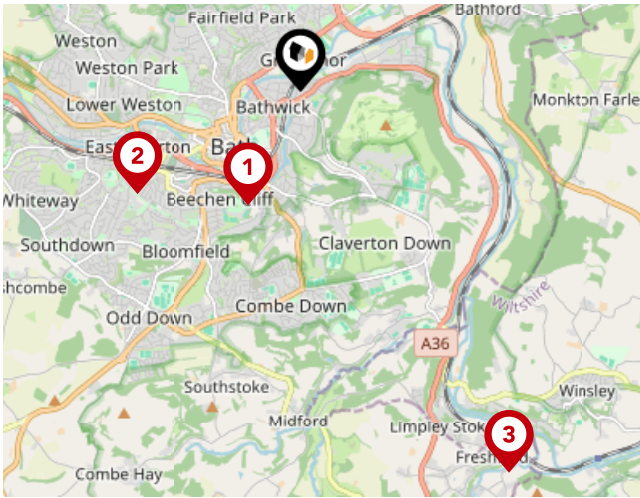
-  Walcot Ward
-  Lambridge Ward
-  Bathwick Ward
-  Kingsmead Ward
-  Lansdown Ward
-  Bathavon North Ward
-  Widcombe & Lyncombe Ward
-  Oldfield Park Ward
-  Westmoreland Ward
-  Weston Ward



	Nursery	Primary	Secondary	College	Private
1 Bathwick St Mary Church School Ofsted Rating: Good Pupils: 220 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 St Saviours Junior Church School Ofsted Rating: Good Pupils: 168 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 St Mark's CofE School Ofsted Rating: Good Pupils: 235 Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 King Edward's School Ofsted Rating: Not Rated Pupils: 1185 Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 St Saviours Infant Church School Ofsted Rating: Good Pupils: 148 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 St Stephens Church School Ofsted Rating: Good Pupils: 348 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Royal High School GDST Ofsted Rating: Not Rated Pupils: 579 Distance:0.9	<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: 232 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

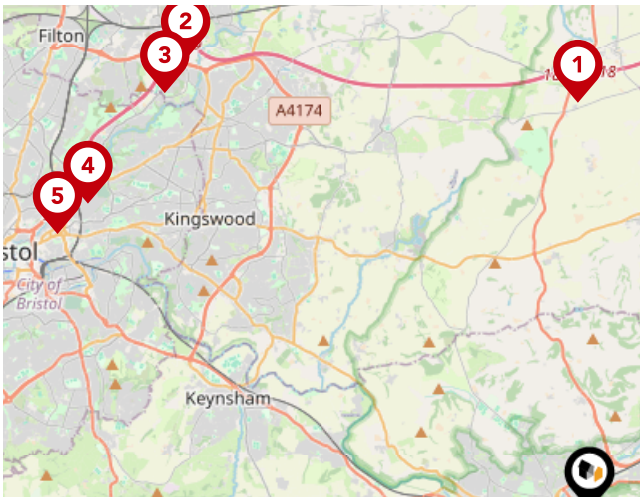


		Nursery	Primary	Secondary	College	Private
	Bath Academy Ofsted Rating: Not Rated Pupils: 105 Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Widcombe CofE Junior School Ofsted Rating: Outstanding Pupils: 240 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Widcombe Infant School Ofsted Rating: Good Pupils: 177 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingswood School Ofsted Rating: Not Rated Pupils: 895 Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bath College Ofsted Rating: Requires improvement Pupils:0 Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingswood Preparatory School Ofsted Rating: Not Rated Pupils: 474 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bathampton Primary School Ofsted Rating: Good Pupils: 180 Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Swainswick Church School Ofsted Rating: Good Pupils: 76 Distance:1.44	<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	1.17 miles
2	Oldfield Park Rail Station	1.79 miles
3	Freshford Rail Station	4.03 miles



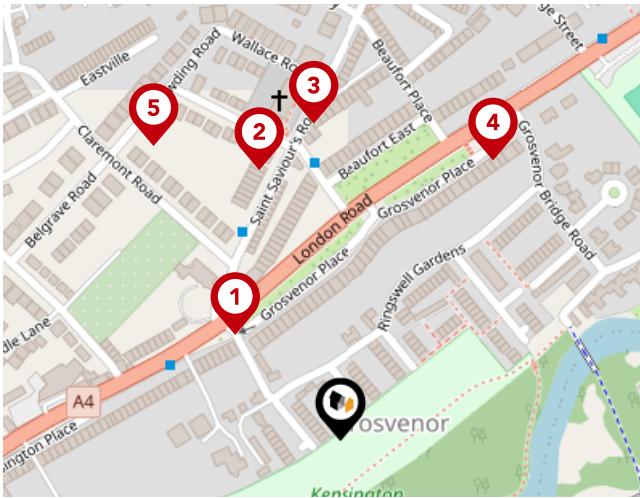
Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	7.53 miles
2	M4 J19	11.18 miles
3	M32 J1	11.01 miles
4	M32 J2	10.86 miles
5	M32 J3	11.08 miles



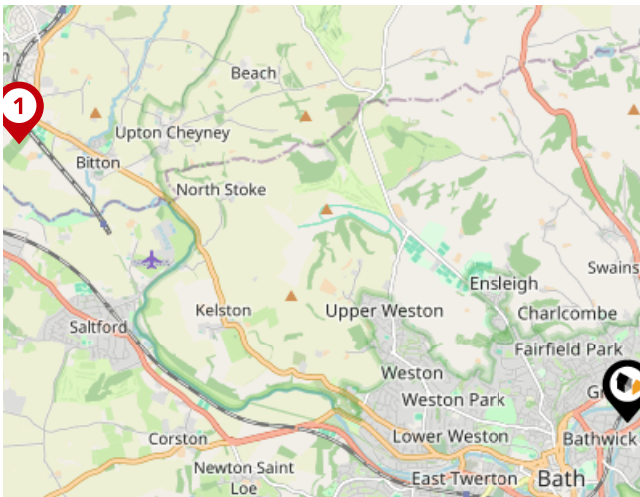
Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	15.77 miles
2	Felton	15.77 miles
3	Staverton	35.57 miles
4	Cardiff Airport	42.87 miles



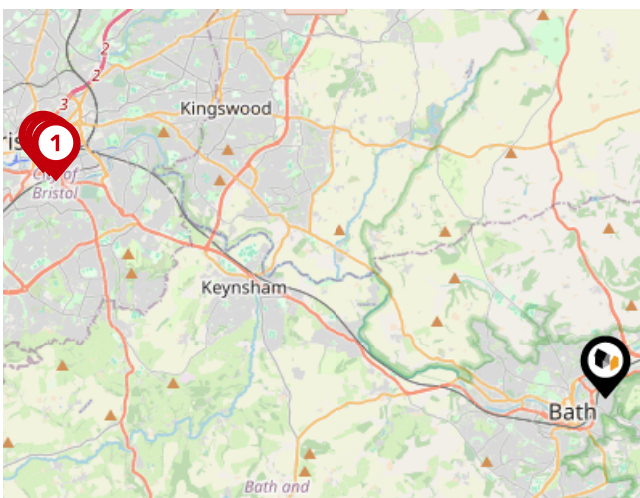
Bus Stops/Stations

Pin	Name	Distance
1	Balustrade	0.09 miles
2	St Saviour's Church	0.16 miles
3	St Saviour's Church	0.18 miles
4	Lambridge	0.18 miles
5	Holland Road	0.2 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	6.19 miles



Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	10.94 miles
2	Temple Bridge (Bristol) Ferry Landing	11.07 miles
3	St Philip's Bridge	11.2 miles



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.



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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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