

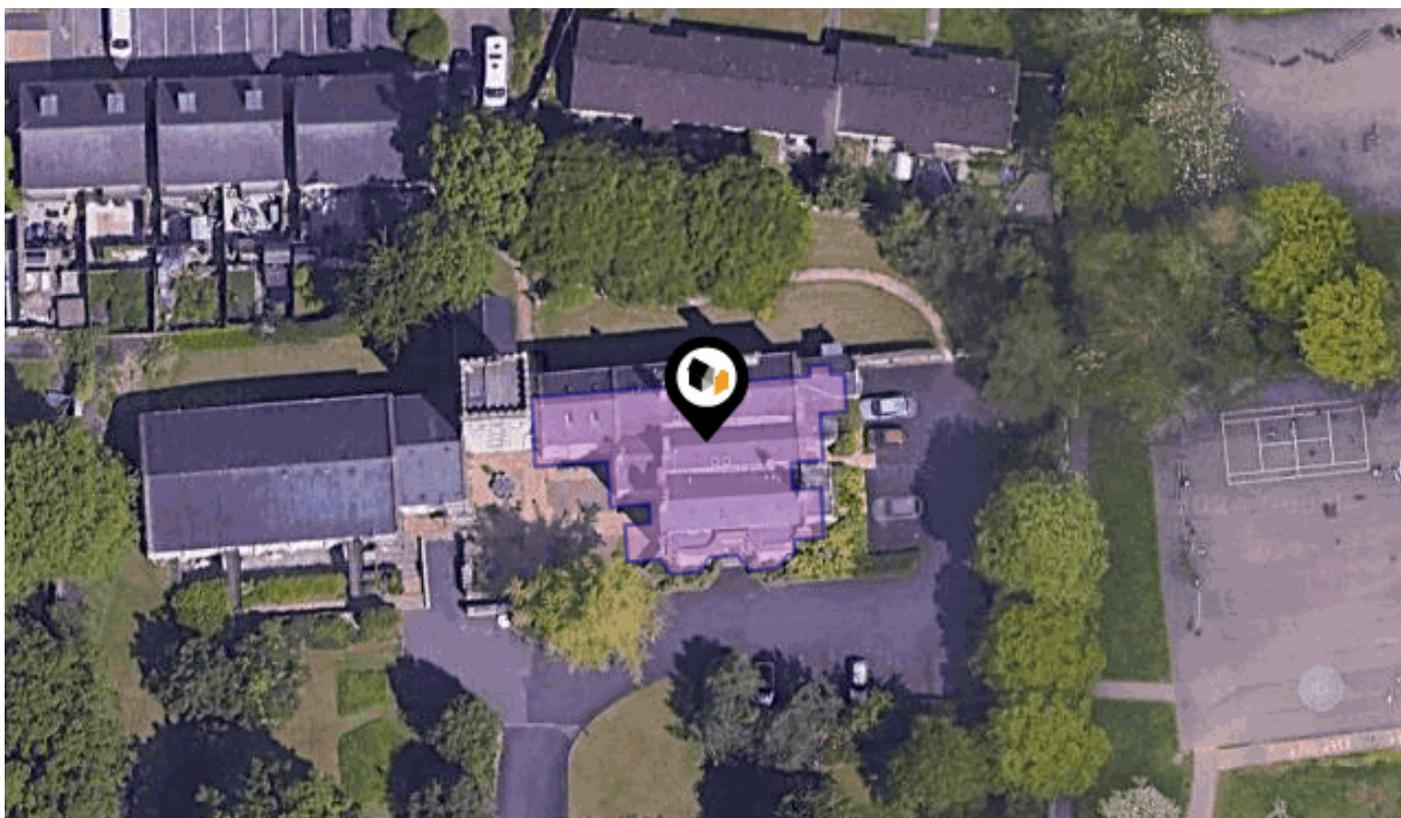


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 30th April 2024



THE MOORLANDS, ENGLISHCOMBE LANE, BATH, BA2

Martin & Co Bath

1 Cleveland Terrace, Bath, BA1 5DF

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





Property

Type:	Flat / Maisonette	Last Sold £/ft²:	£247
Bedrooms:	2	Tenure:	Leasehold
Floor Area:	796 ft ² / 74 m ²	Start Date:	19/12/2002
Plot Area:	0.08 acres	End Date:	01/01/3000
Year Built :	1900-1929	Lease Term:	999 years from 1 January 2001
Council Tax :	Band D	Term Remaining:	976 years
Annual Estimate:	£2,155		
Title Number:	ST212626		
UPRN:	10001143571		

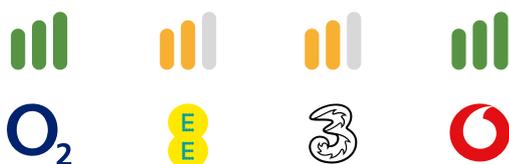
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

29 mb/s	73 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

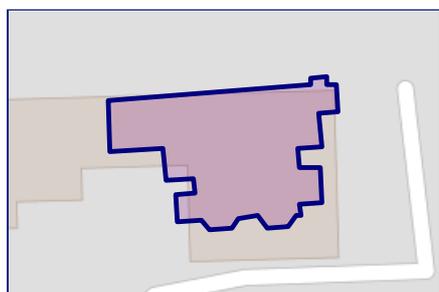


Freehold Title Plan



AV210900

Leasehold Title Plan



ST212626

Start Date: 19/12/2002
End Date: 01/01/3000
Lease Term: 999 years from 1 January 2001
Term Remaining: 976 years







THE MOORLANDS, ENGLISHCOMBE LANE, BATH, BA2

Approximate Gross Internal Area
75.84 sq m / 816.33 sq ft

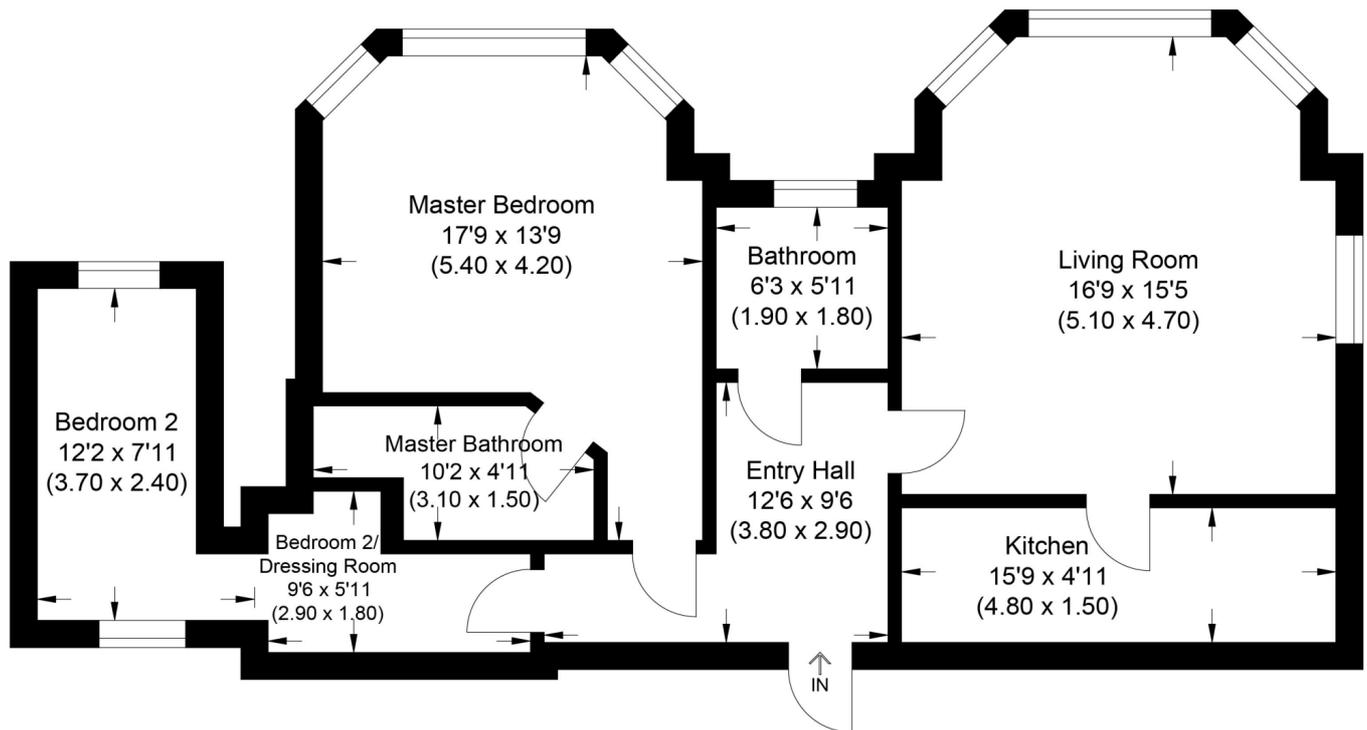


Illustration for identification purposes only, measurements are approximate, not to scale.

Englishcombe Lane, BA2

Energy rating

D

Valid until 01.03.2030

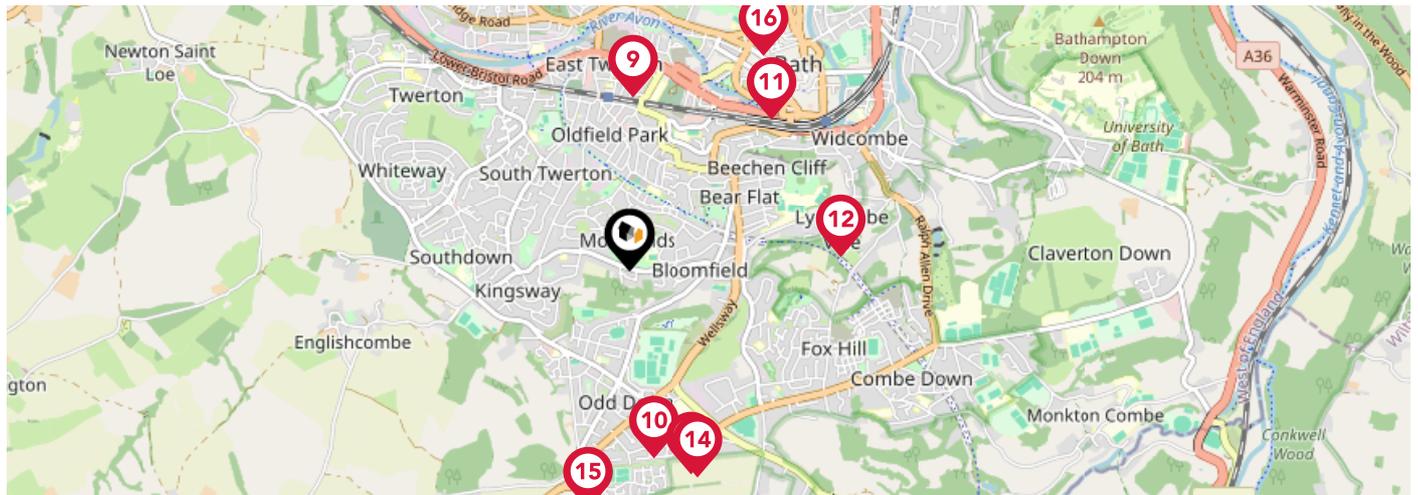
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	73 C
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

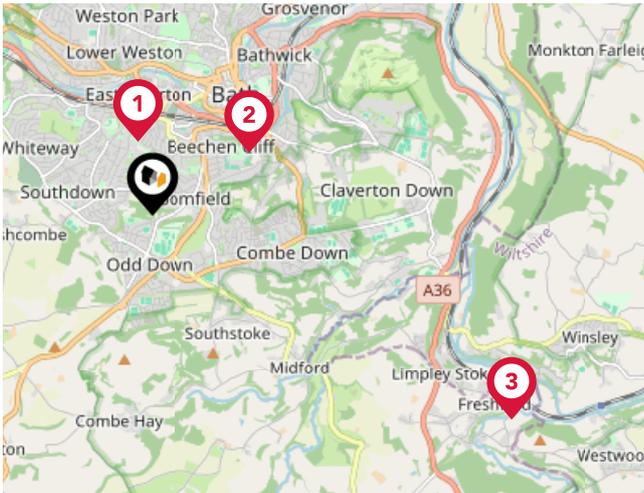
Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Rental (private)
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	1st
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	1
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 75% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	74 m ²



		Nursery	Primary	Secondary	College	Private
1	Moorlands Infant School Ofsted Rating: Good Pupils: 169 Distance:0.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Moorlands Junior School Ofsted Rating: Good Pupils: 224 Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St John's Catholic Primary School Ofsted Rating: Good Pupils: 315 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Oldfield Park Junior School Ofsted Rating: Good Pupils: 248 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hayesfield Girls School Ofsted Rating: Good Pupils: 1385 Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Philip's CofE Primary School Ofsted Rating: Good Pupils: 278 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Roundhill Primary School Ofsted Rating: Inadequate Pupils: 320 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Beechen Cliff School Ofsted Rating: Inadequate Pupils: 1286 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

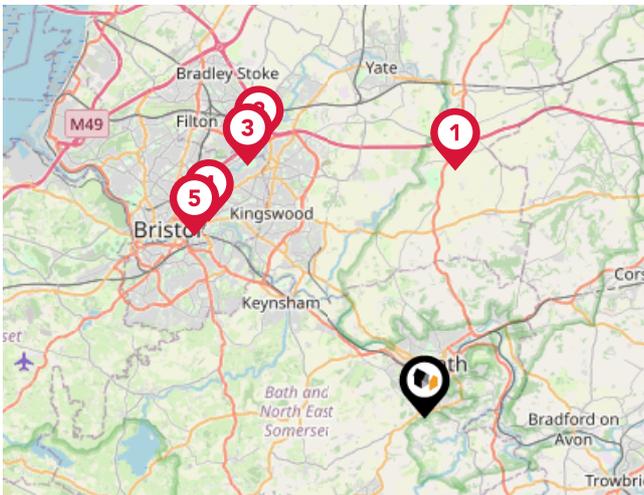


		Nursery	Primary	Secondary	College	Private
	Oldfield Park Infant School Ofsted Rating: Good Pupils: 179 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Martin's Garden Primary School Ofsted Rating: Requires Improvement Pupils: 197 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bath College Ofsted Rating: Good Pupils:0 Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Paragon School, Junior School of Prior Park College Ofsted Rating: Not Rated Pupils: 261 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Aspire Academy Ofsted Rating: Good Pupils: 59 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Three Ways School Ofsted Rating: Good Pupils: 220 Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Saint Gregory's Catholic College Ofsted Rating: Outstanding Pupils: 977 Distance:1.12	<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:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



National Rail Stations

Pin	Name	Distance
1	Oldfield Park Rail Station	0.69 miles
2	Bath Spa Rail Station	1.06 miles
3	Freshford Rail Station	3.82 miles



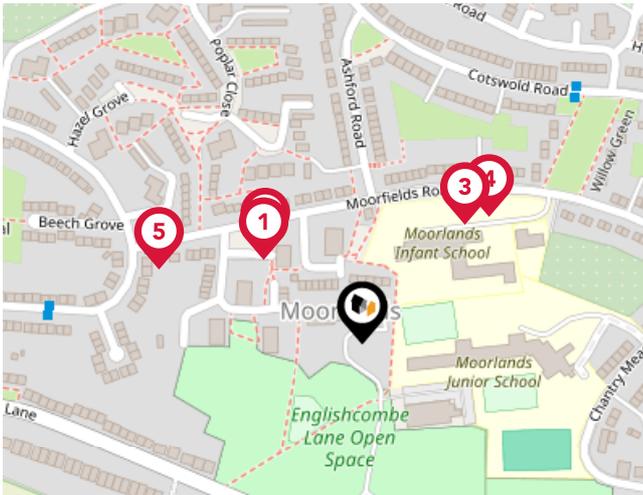
Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	9.23 miles
2	M4 J19	11.67 miles
3	M32 J1	11.37 miles
4	M32 J2	10.75 miles
5	M32 J3	10.81 miles



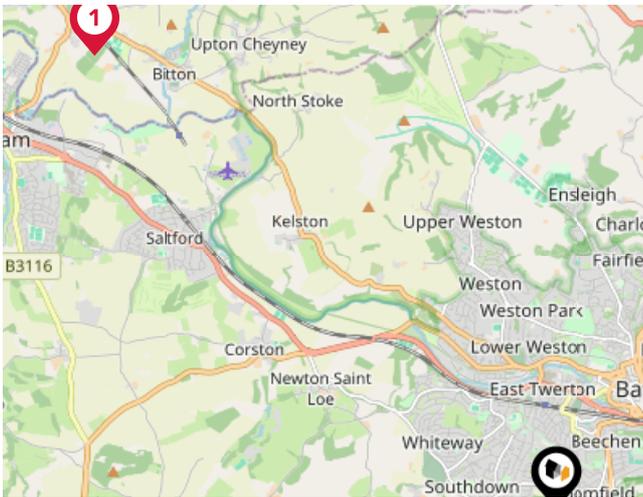
Airports/HELIPADS

Pin	Name	Distance
1	Bristol International Airport	14.44 miles
2	Gloucestershire Airport	37.41 miles
3	Bournemouth International Airport	47.32 miles
4	Cardiff International Airport	41.55 miles



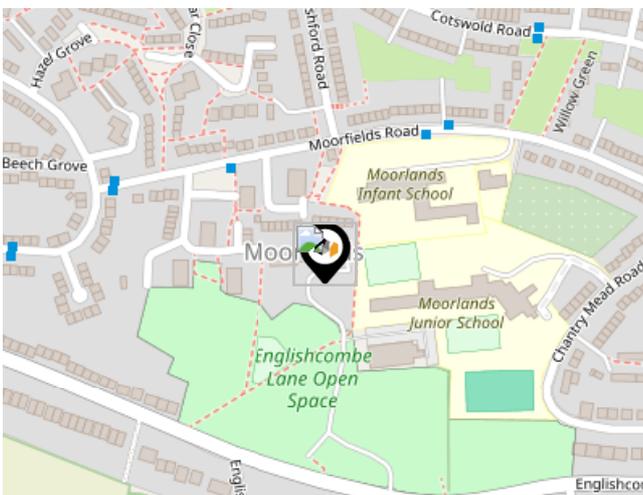
Bus Stops/Stations

Pin	Name	Distance
1	Pitman House	0.08 miles
2	Pitman House	0.08 miles
3	Moorlands School	0.09 miles
4	Moorlands School	0.1 miles
5	The Oval	0.12 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	5.98 miles



Ferry Terminals

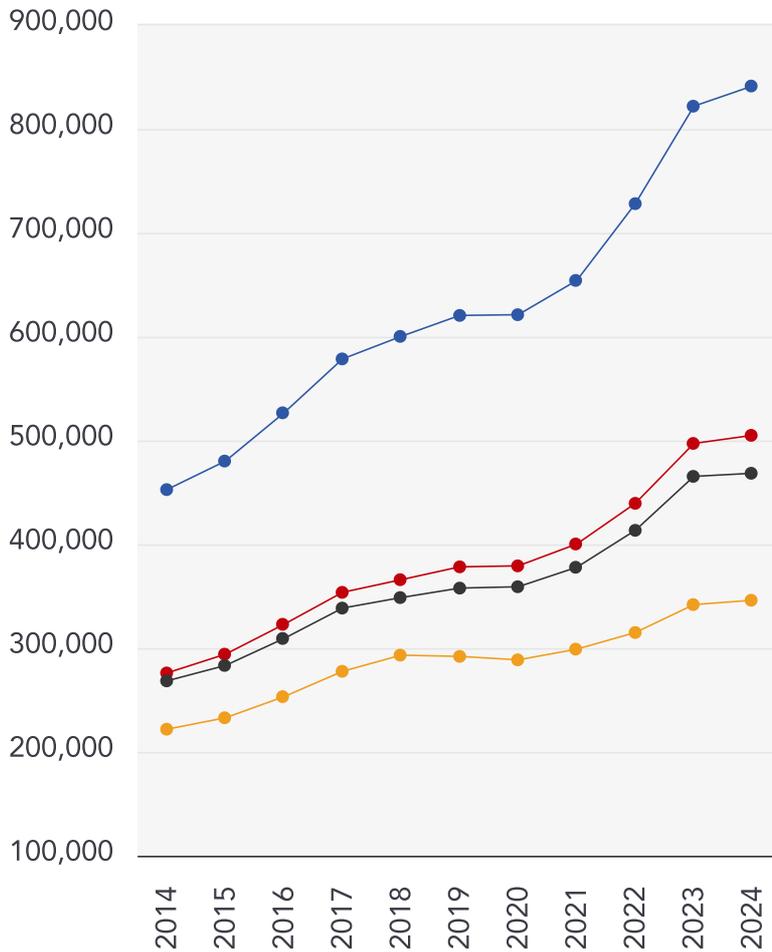
Pin	Name	Distance
1	Temple Meads Station Ferry Landing	10.46 miles
2	Temple Bridge (Bristol) Ferry Landing	10.59 miles
3	St Philip's Bridge	10.71 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in BA2



Detached

+85.88%

Semi-Detached

+82.93%

Terraced

+74.5%

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



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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