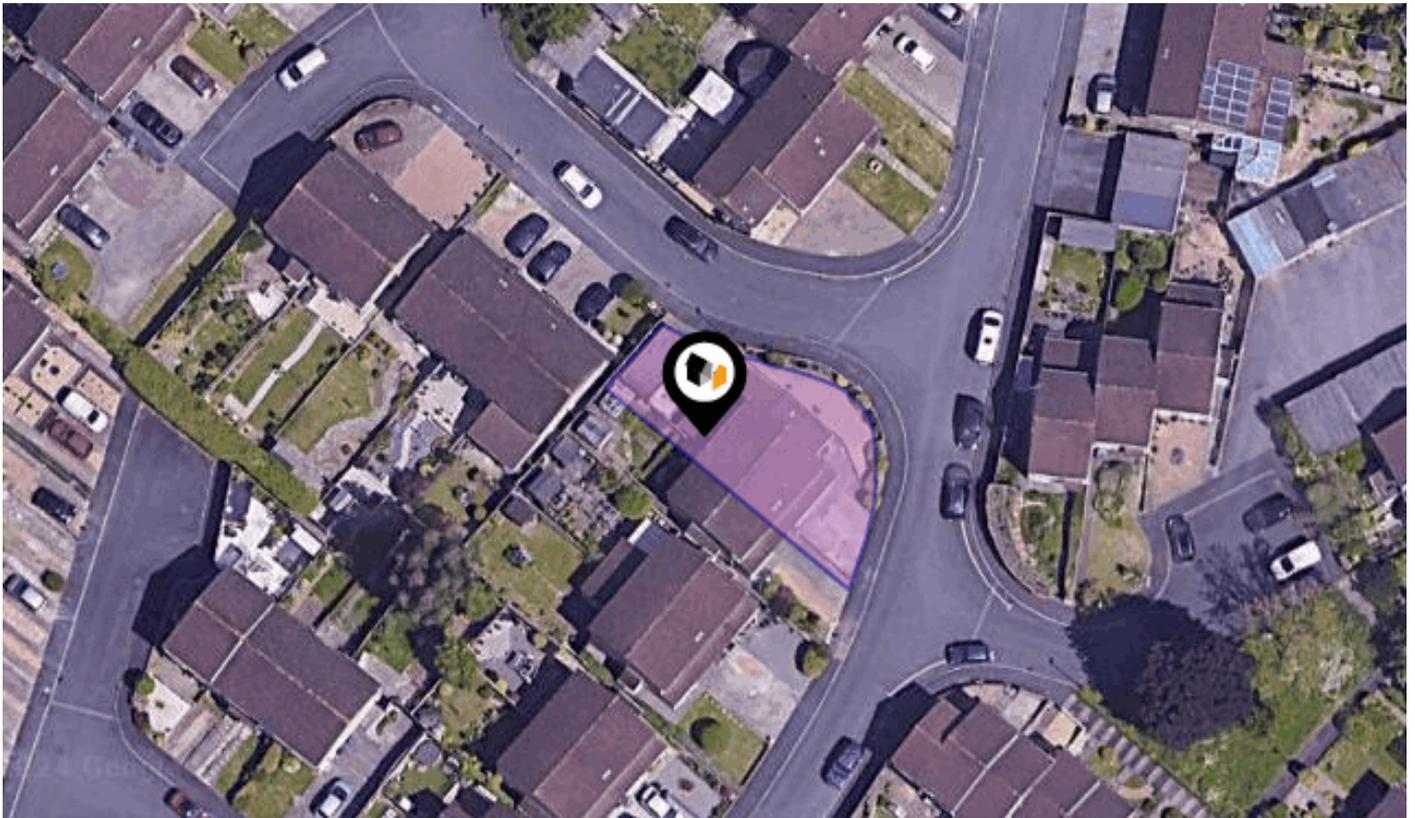




KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Tuesday 16th April 2024



BLACKMORE DRIVE, BATH, BA2

Martin & Co Bath

1 Cleveland Terrace, Bath, BA1 5DF

01225 429999

kate.armstrong@martinco.com

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



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,248 ft ² / 116 m ²		
Plot Area:	0.06 acres		
Year Built :	1967-1975		
Council Tax :	Band D		
Annual Estimate:	£2,155		
Title Number:	AV50138		
UPRN:	100120002397		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

2 mb/s	32 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



TWERTON, BATH, BA2

Energy rating

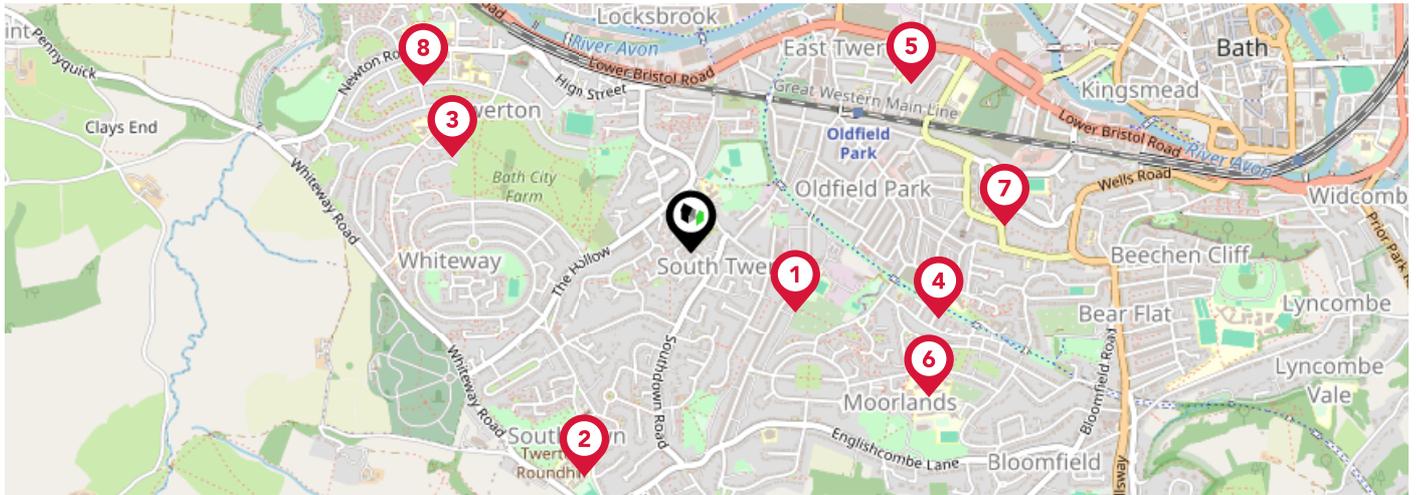
C

Valid until 25.03.2031

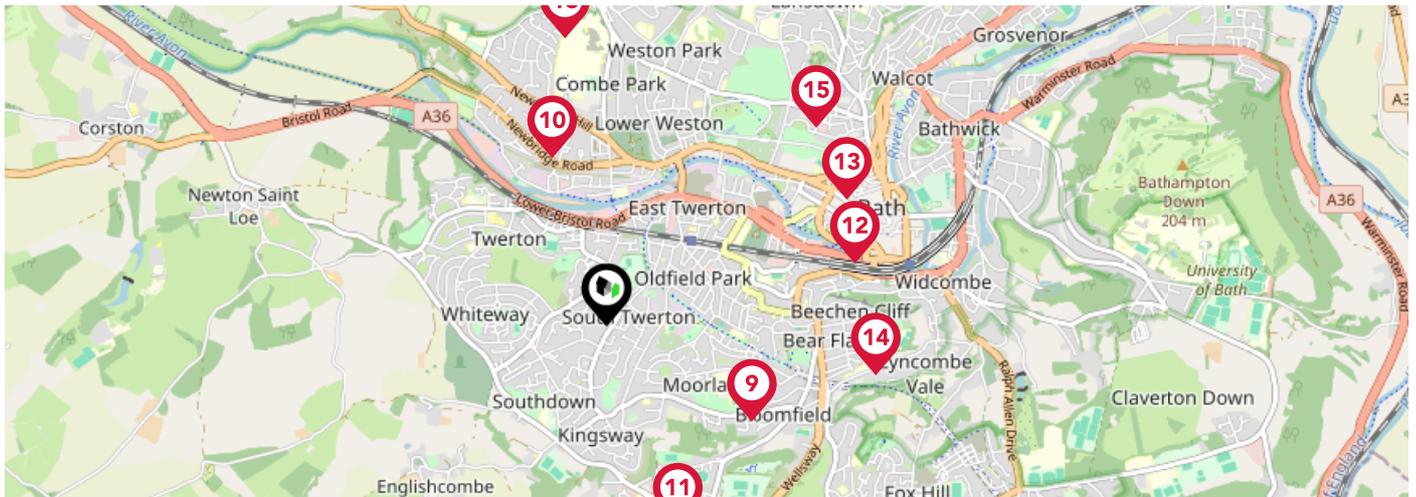
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

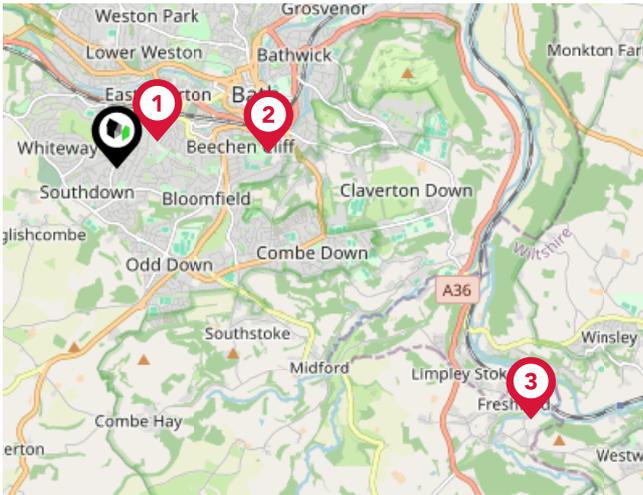
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 10 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	4
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very 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 77% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	116 m ²



		Nursery	Primary	Secondary	College	Private
1	Oldfield Park Junior School Ofsted Rating: Good Pupils: 248 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Roundhill Primary School Ofsted Rating: Inadequate Pupils: 320 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Twerton Infant School Ofsted Rating: Good Pupils: 182 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St John's Catholic Primary School Ofsted Rating: Good Pupils: 315 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Oldfield Park Infant School Ofsted Rating: Good Pupils: 179 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Moorlands Infant School Ofsted Rating: Good Pupils: 169 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hayesfield Girls School Ofsted Rating: Good Pupils: 1385 Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Michaels Junior Church School Ofsted Rating: Good Pupils: 151 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
Moorlands Junior School Ofsted Rating: Good Pupils: 224 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Newbridge Primary School Ofsted Rating: Good Pupils: 402 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Philip's CofE Primary School Ofsted Rating: Good Pupils: 278 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bath College Ofsted Rating: Good Pupils:0 Distance:1.18	<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:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Beechen Cliff School Ofsted Rating: Inadequate Pupils: 1286 Distance:1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Andrew's Church School Ofsted Rating: Good Pupils: 219 Distance:1.34	<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: 191 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	Oldfield Park Rail Station	0.45 miles
2	Bath Spa Rail Station	1.39 miles
3	Freshford Rail Station	4.46 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	8.9 miles
2	M4 J19	11.06 miles
3	M32 J1	10.75 miles
4	M32 J2	10.1 miles
5	M32 J3	10.16 miles

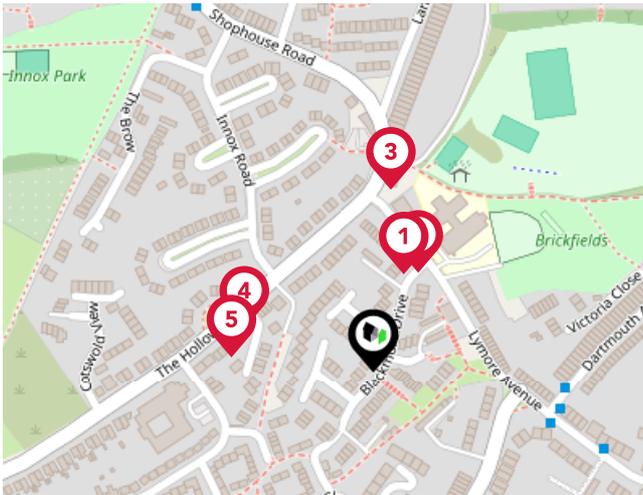


Airports/HELIPADS

Pin	Name	Distance
1	Bristol International Airport	13.91 miles
2	Gloucestershire Airport	37.13 miles
3	Bournemouth International Airport	47.93 miles
4	Cardiff International Airport	41.03 miles

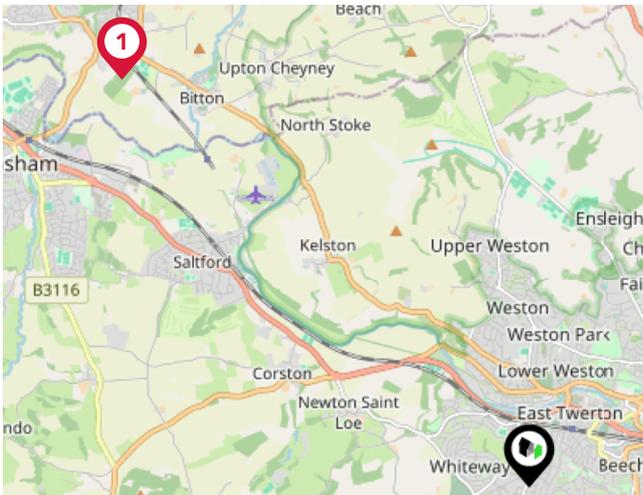
Area

Transport (Local)



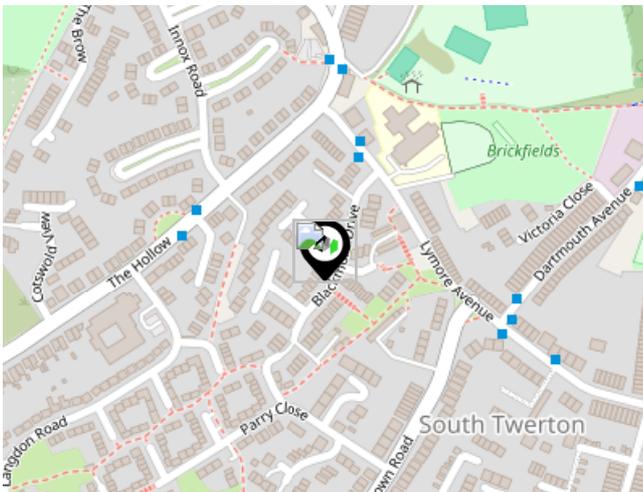
Bus Stops/Stations

Pin	Name	Distance
1	Blackmore Drive	0.06 miles
2	Blackmore Drive	0.06 miles
3	The White Horse	0.11 miles
4	Padfield Close	0.08 miles
5	Padfield Close	0.08 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	5.34 miles



Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	9.82 miles
2	Temple Bridge (Bristol) Ferry Landing	9.95 miles
3	St Philip's Bridge	10.07 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.



Kate Armstrong Senior Lettings Negotiator

Having worked in the property industry since 2016, I enjoy offering a personal tailored service to our clients to find them their dream home or their ideal tenants.

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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/martincouk



/martinco_uk/



/company/martin-&-co-/

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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UK Government

For helpful advice, see the full checklist for how to rent in the 'How to Rent' guide at the HM Government website:



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Valuation Office Agency

