

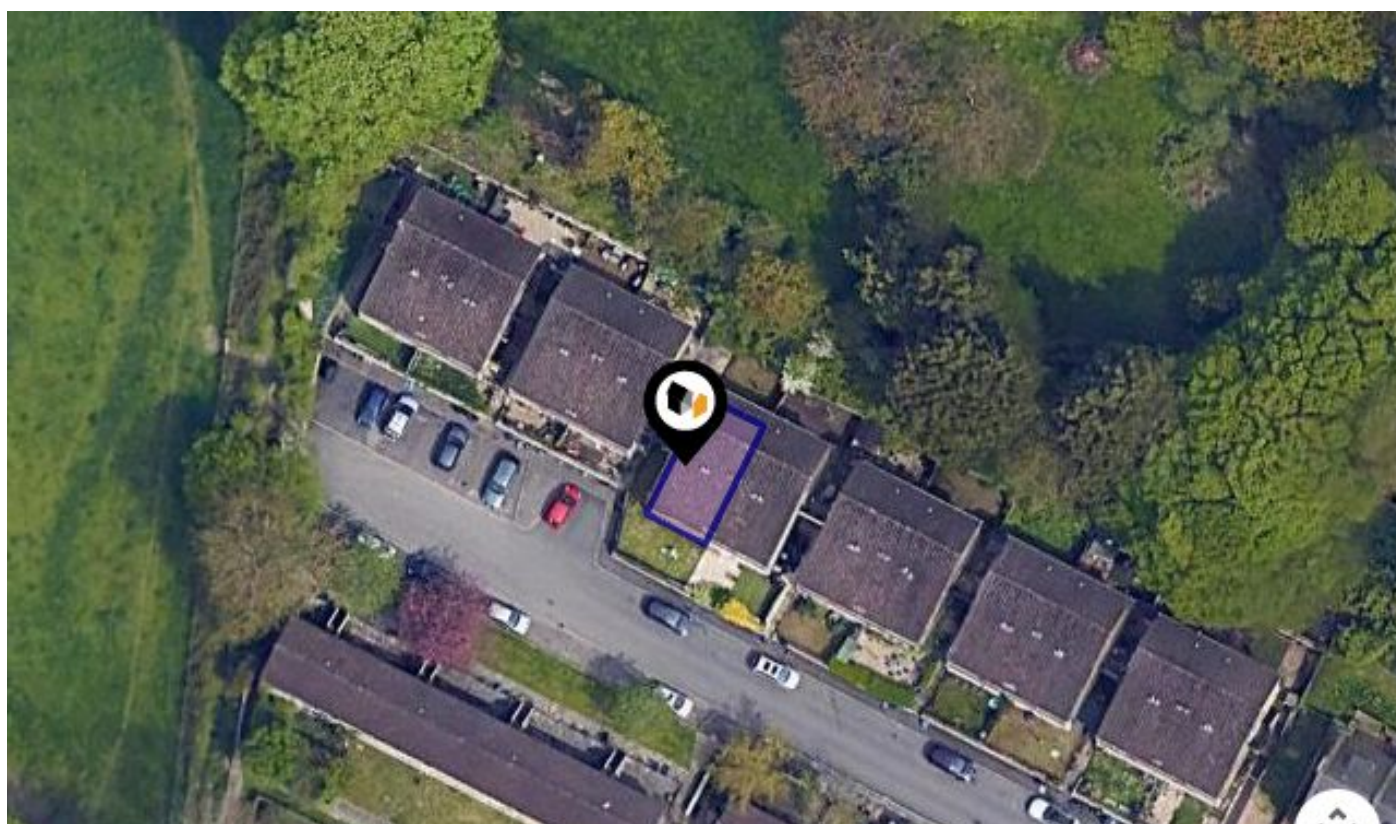


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 10th November 2025



UPHILL DRIVE, BATH, BA1

Offers Over : £195,000

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



Leasehold split-level maisonette.No onward chain offers invited.

Martin & Co Bath Residential Sales are offering for sale this 2-bedroom ex - local authority, split level maisonette for sale with no onward chain. Realistically priced to sell, this home would be a good first time buy or investment property due to the popularity of this area and the proximity being to St Saviours Infant / Junior and Senior School and Larkhall.Larkhall is a popular village known for its vibrant community, array of independent shops, excellent local schools, Alice Park, and St Saviours Church. The property is within walking distance of the City Centre and there are local bus stops on the London Road with routes into Bath and the surrounding villages and access to the M4 Junction 18.

As you enter the property there is a lobby area which is carpeted and a good sized understairs storage cupboard and access to the loft space. To the right of the hallway is the reception room, which has front and side aspect double glazed windows, TV point, radiator and carpet covered flooring.Just off the reception room is modern kitchen/ breakfast room, which is a good size, with a front aspect double glazed window, a single drainer sink unit with mixer taps, built in 4 ring gas hob and oven with an overhead extractor fan. There is also half size dishwasher a combined AEG washer dryer, fitted fridge and fitted freezer. There are wall and base units providing storage along with laminated work top surfaces, radiator, spotlights, and wooden laminated flooring.On this floor is the shower room, which has a fully enclosed shower cubicle vanity sink unit with a small cupboard , low level WC. medicine cabinet two towel rails and laminate flooring.

Upstairs there are two bedrooms both rear aspects double glazed windows, radiators and carpet covered flooring.There is a communal garden and there is also an external storage cupboard for exclusive use for this for property. If you wish to park then you can park in Uphill Drive and no permits are required.

Agents notes

Should you wish to renew the Lease, we have been informed by Curo the managing agent that the total approximate cost would be around £5707.00 including fees and VAT, plus your own solicitors' fees. Please note that this amount could change and we suggest getting written confirmation through your own legal advisor.

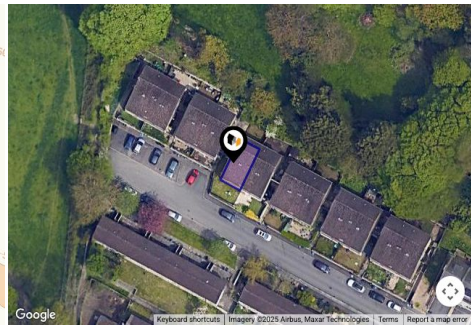
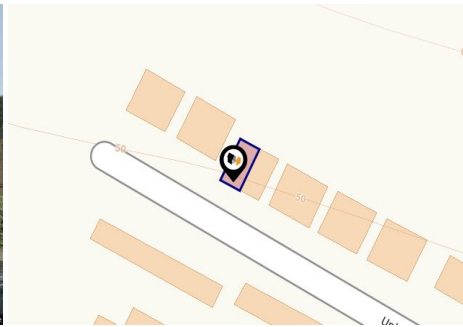
There is a current complaint which is relating to an adjoining flat refuge and untidiness which is currently being dealt with by the local authority and for more information please ask.

Lease Term 125 years from 24 June 1988

Lease End Date 24/06/2113

Lease Term Remaining 88years

Service charge is £528.93 per annum which includes building insurance and ground rent.



Property

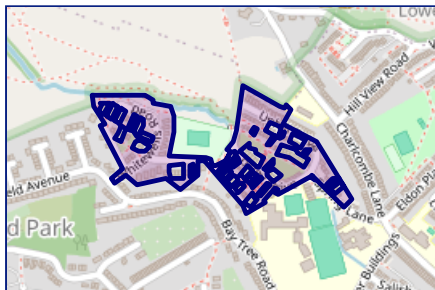
Type:	Flat / Maisonette	Offers Over:	£195,000
Bedrooms:	2	Tenure:	Leasehold
Floor Area:	721 ft ² / 67 m ²	Start Date:	05/02/1989
Plot Area:	0.02 acres	End Date:	24/06/2113
Year Built :	1960s	Lease Term:	125 years from 24 June 1988
Council Tax :	Band B	Term Remaining:	87 years
Annual Estimate:	£1,762		
Title Number:	AV175755		

Local Area

Local Authority:	Bath and north east somerset	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	7	101	10000
Flood Risk:		mb/s	mb/s	mb/s
• Rivers & Seas	Very low			
• Surface Water	Very low			

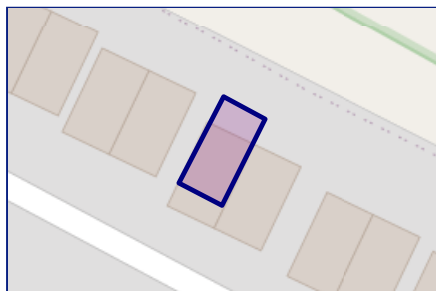
Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			
			
			

Freehold Title Plan



ST171196

Leasehold Title Plan



AV175755

Start Date:	05/02/1989
End Date:	24/06/2113
Lease Term:	125 years from 24 June 1988
Term Remaining:	87 years

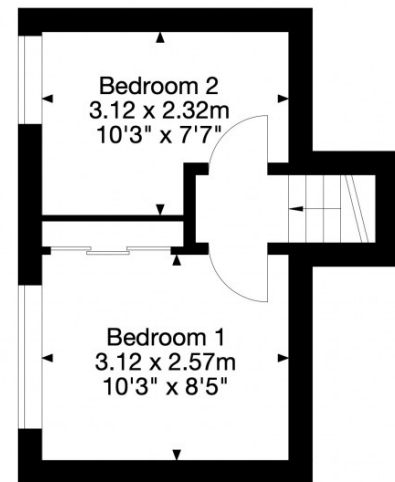
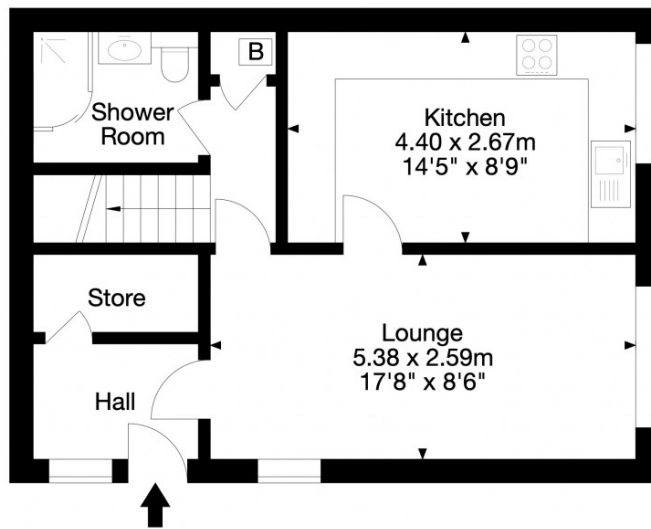
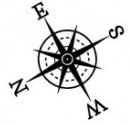






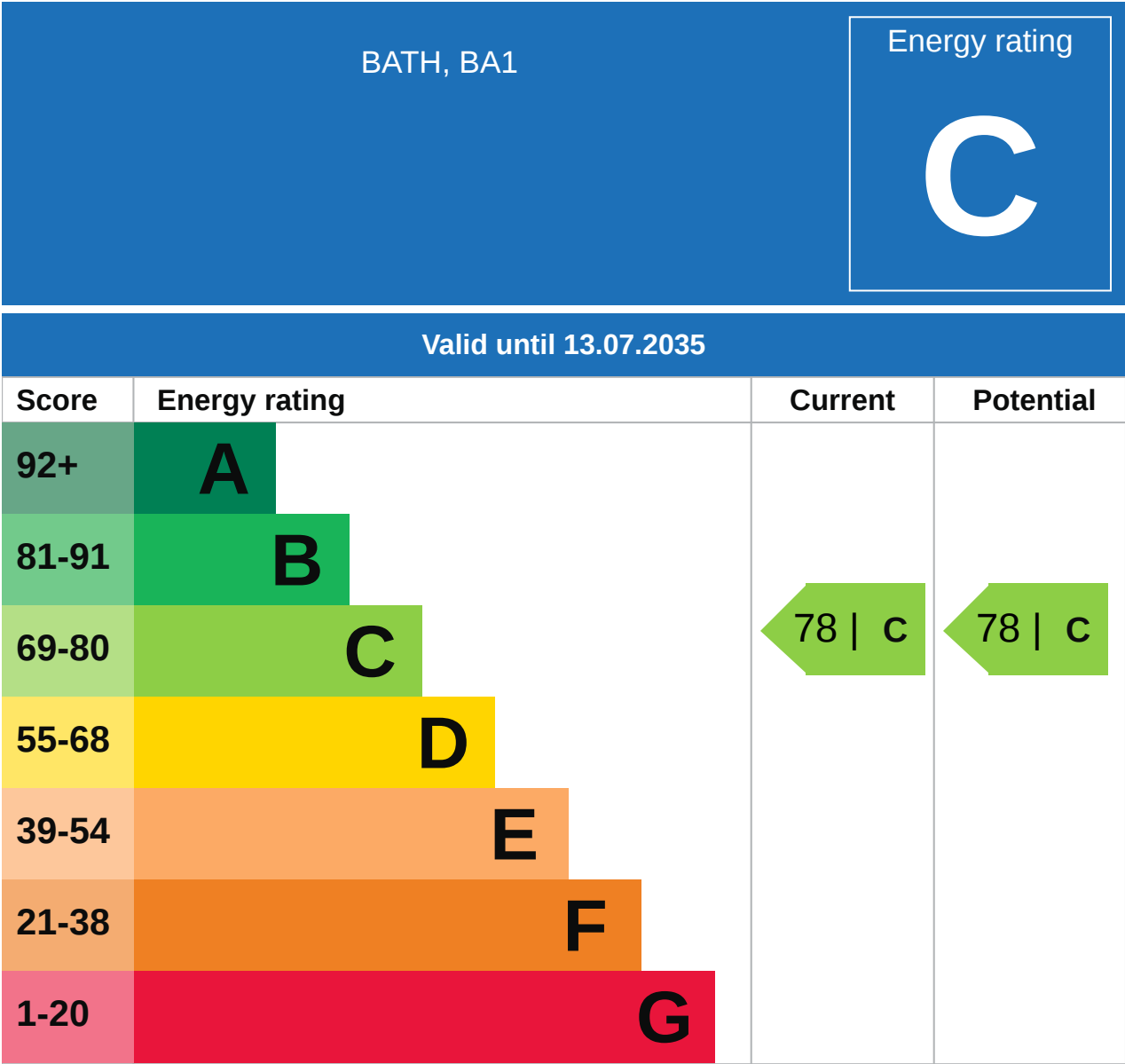
UPHILL DRIVE, BATH, BA1

Uphill Drive, Larkhall, Bath, Somerset BA1 6PA
Gross Internal Area (Approx.)
Total Area = 59 sq m / 635 sq ft



Capture Property Marketing 2025. Drawn to RICS guidelines. Not drawn to scale.
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.

Capture.



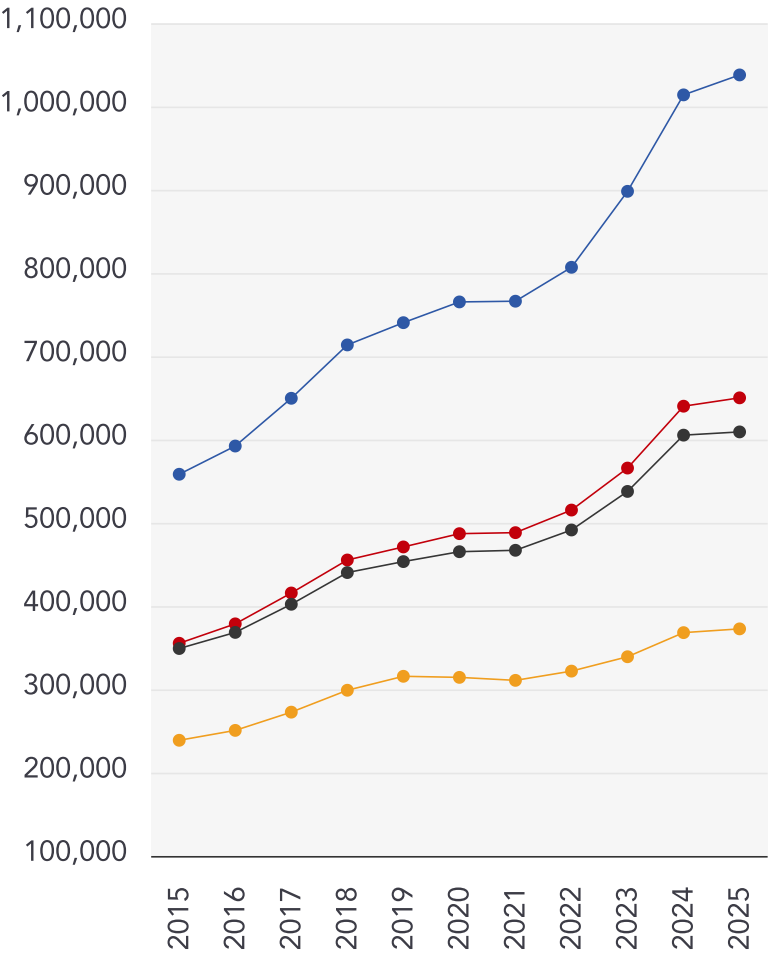
Additional EPC Data

Property Type:	Mid-floor maisonette
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
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:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	(another dwelling below)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	67 m ²

12a, Uphill Drive, Bath, BA1 6PA				
Last Sold Date:	09/07/2020	19/12/2016	27/03/2015	
Last Sold Price:	£395,000	£375,000	£325,000	
10, Uphill Drive, Bath, BA1 6PA				
Last Sold Date:	11/04/2019	20/03/2015		
Last Sold Price:	£375,000	£325,000		
36, Uphill Drive, Bath, BA1 6PA				
Last Sold Date:	16/12/2016	19/07/1996		
Last Sold Price:	£155,500	£25,000		
14, Uphill Drive, Bath, BA1 6PA				
Last Sold Date:	24/07/2015	13/03/2015		
Last Sold Price:	£340,000	£325,000		
2, Uphill Drive, Bath, BA1 6PA				
Last Sold Date:	30/04/2015			
Last Sold Price:	£140,000			
6, Uphill Drive, Bath, BA1 6PA				
Last Sold Date:	30/04/2015			
Last Sold Price:	£140,000			
4, Uphill Drive, Bath, BA1 6PA				
Last Sold Date:	31/03/2015			
Last Sold Price:	£325,000			
8, Uphill Drive, Bath, BA1 6PA				
Last Sold Date:	27/03/2015			
Last Sold Price:	£325,000			
12, Uphill Drive, Bath, BA1 6PA				
Last Sold Date:	06/03/2015			
Last Sold Price:	£325,000			
46, Uphill Drive, Bath, BA1 6PA				
Last Sold Date:	31/01/2005	23/08/2002	07/07/2000	26/07/1996
Last Sold Price:	£126,000	£95,000	£59,500	£35,000

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

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



Detached

+85.88%

Semi-Detached

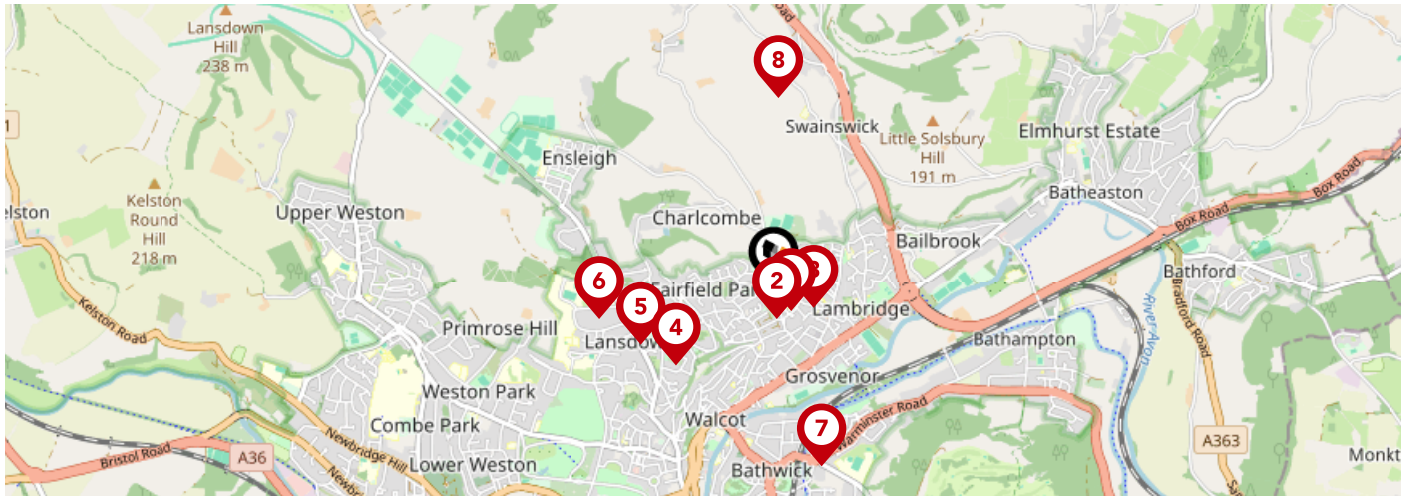
+82.93%

Terraced

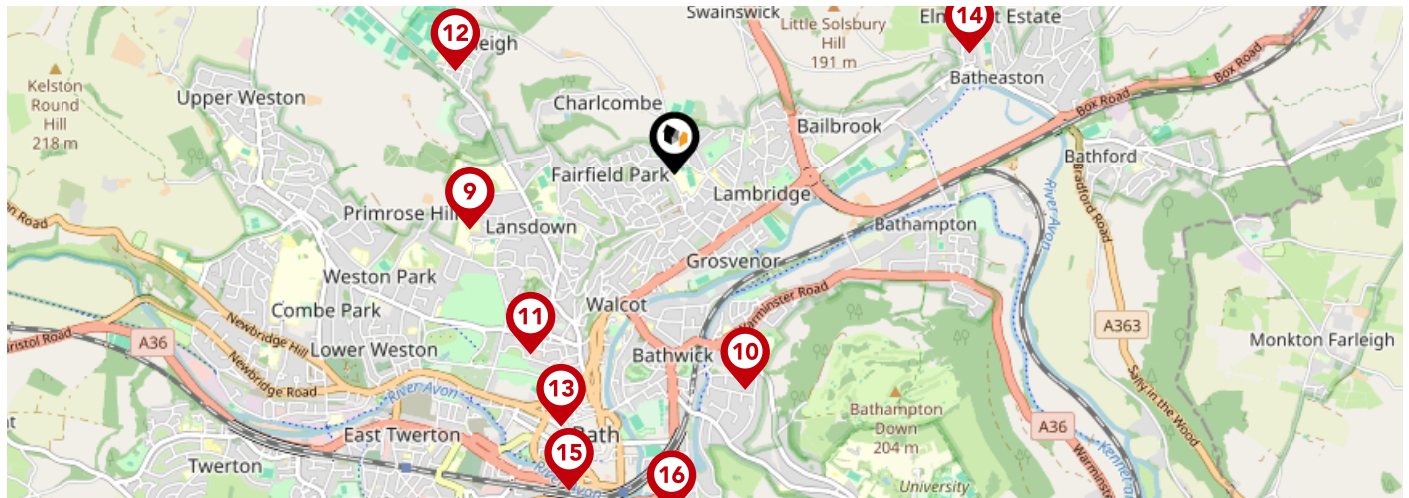
+74.5%

Flat

+56%



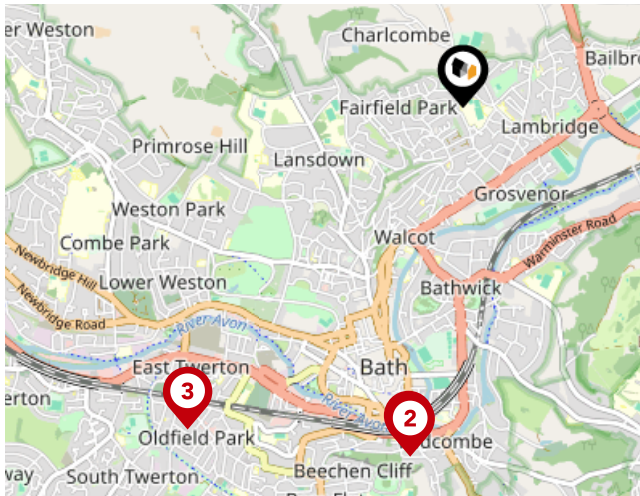
		Nursery	Primary	Secondary	College	Private
1	St Saviours Infant Church School Ofsted Rating: Good Pupils: 148 Distance:0.12	☐	☒	☐	☐	☐
2	St Mark's CofE School Ofsted Rating: Good Pupils: 235 Distance:0.13	☐	☐	☒	☐	☐
3	St Saviours Junior Church School Ofsted Rating: Good Pupils: 168 Distance:0.2	☐	☒	☐	☐	☐
4	St Stephens Church School Ofsted Rating: Good Pupils: 348 Distance:0.57	☐	☒	☐	☐	☐
5	Royal High School GDST Ofsted Rating: Not Rated Pupils: 579 Distance:0.66	☐	☐	☒	☐	☐
6	Kingswood School Ofsted Rating: Not Rated Pupils: 895 Distance:0.82	☐	☐	☒	☐	☐
7	Bathwick St Mary Church School Ofsted Rating: Good Pupils: 220 Distance:0.84	☐	☒	☐	☐	☐
8	Swainswick Church School Ofsted Rating: Good Pupils: 76 Distance:0.89	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Kingswood Preparatory School Ofsted Rating: Not Rated Pupils: 474 Distance:0.98	☐	☒	☐	☐	☐
	King Edward's School Ofsted Rating: Not Rated Pupils: 1185 Distance:1.04	☐	☐	☒	☐	☐
	St Andrew's Church School Ofsted Rating: Good Pupils: 232 Distance:1.06	☐	☒	☐	☐	☐
	Abbot Alphege Academy Ofsted Rating: Requires improvement Pupils: 40 Distance:1.12	☐	☒	☐	☐	☐
	Bath Academy Ofsted Rating: Not Rated Pupils: 105 Distance:1.27	☐	☐	☒	☐	☐
	Batheaston Church School Ofsted Rating: Good Pupils: 190 Distance:1.48	☐	☒	☐	☐	☐
	Bath College Ofsted Rating: Requires improvement Pupils:0 Distance:1.54	☐	☐	☒	☐	☐
	Widcombe CofE Junior School Ofsted Rating: Outstanding Pupils: 240 Distance:1.57	☐	☒	☐	☐	☐

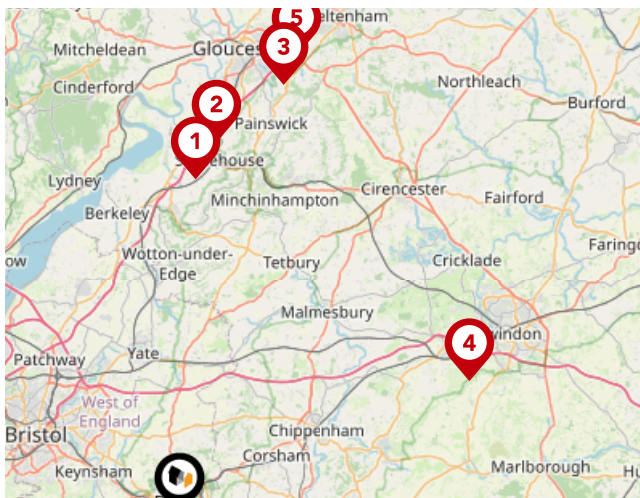
Area

Transport (National)



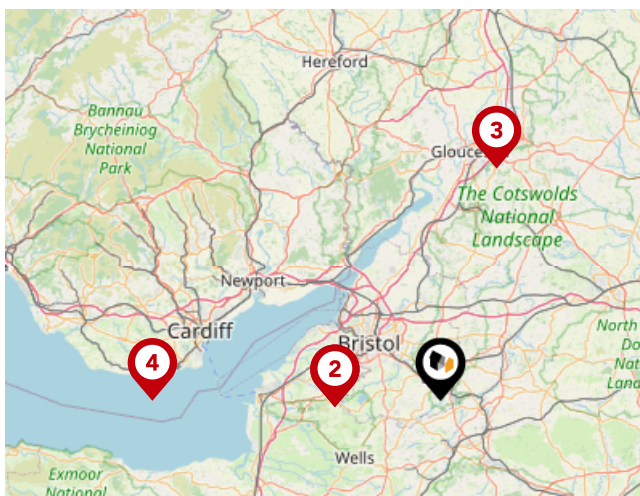
National Rail Stations

Pin	Name	Distance
	Bath Spa Rail Station	1.61 miles
	Bath Spa Rail Station	1.63 miles
	Oldfield Park Rail Station	1.96 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M5 J13	24.81 miles
	M5 J12	27.65 miles
	M5 J11A	32.63 miles
	M4 J16	23.66 miles
	M5 J11	34.9 miles

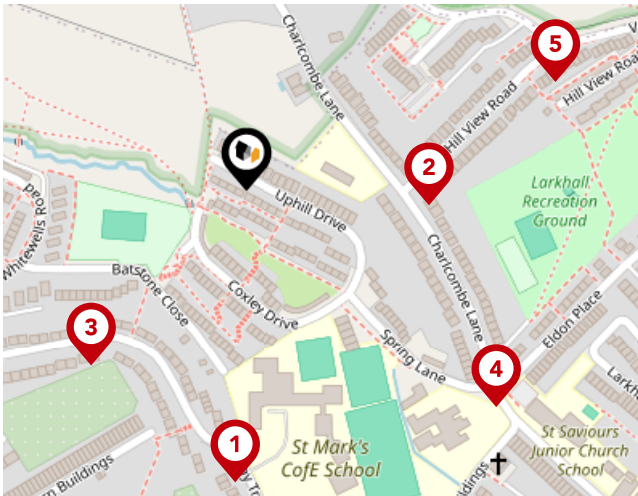


Airports/Helipads

Pin	Name	Distance
	Bristol Airport	15.55 miles
	Felton	15.55 miles
	Staverton	35.03 miles
	Cardiff Airport	42.62 miles

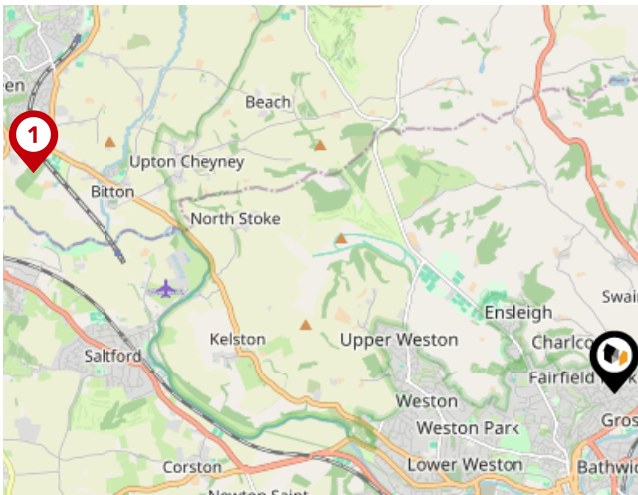
Area

Transport (Local)



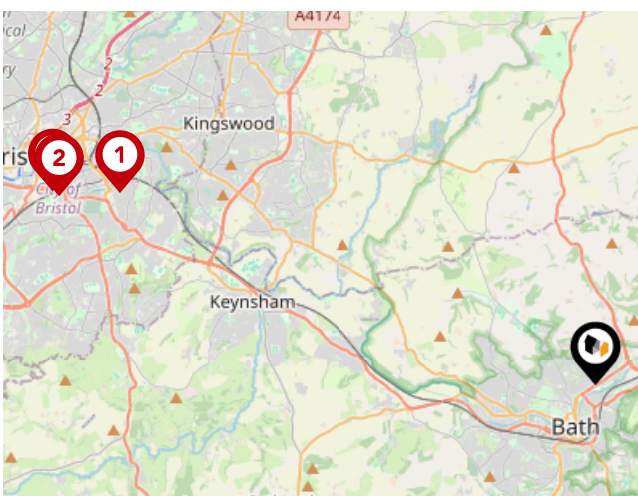
Bus Stops/Stations

Pin	Name	Distance
1	St Mark's School	0.17 miles
2	Charlcombe Lane	0.11 miles
3	Bay Tree Road	0.14 miles
4	Eldon Place	0.19 miles
5	Valley View Road	0.19 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	5.76 miles



Ferry Terminals

Pin	Name	Distance
1	Netham Lock Ferry Terminal	9.46 miles
2	Temple Meads Station Ferry Landing	10.52 miles
3	Temple Bridge (Bristol) Ferry Landing	10.65 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

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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