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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 10th November 2025



MEADOW PARK, BATHFORD, BATH, BA1

Asking Price : £525,000

Martin & Co Bath

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Freehold – Semi-detached family home.

Viewings available from the 15th November.

If you're searching for a truly turn-key property, this stunning home ticks every box. Beautifully redecorated throughout and finished with new carpets, it's ready to move straight into. Nestled in a quiet no-through road in the charming village of Bathford, the property offers peace and privacy while being just three miles from Bath city centre. Enjoy the best of both worlds, countryside tranquillity and city convenience.

From the upstairs bedrooms, you'll find lovely open views across the surrounding landscape. Location Bathford and nearby Batheaston are renowned for their friendly communities and excellent amenities. Families will appreciate the highly regarded primary schools in both villages, with good access to secondary schools in Bath, Corsham, and Bradford-on-Avon. Batheaston village offers everything you need, a convenience store with post office, dentist, doctor's surgery, pharmacy, and veterinary practice.

The popular Gather Café serves delicious coffee and lunches, while The George and Dragon is ideal for a pub meal or drink with friends. And for a local favourite, Robbie's Plaice serves some of the best fish and chips in the area. Outdoor enthusiasts will love the access to beautiful countryside walks, cycling routes, and the canal towpath, perfect for exploring the local area. Don't miss the charming Secret Garden, a hidden gem created by volunteers in the grounds of Batheaston House. Commuters benefit from excellent transport links, with easy access to the A46, M4 (Junction 18), and routes towards Chippenham. Bath Spa railway station offers regular services to London Paddington and beyond.

A welcoming entrance hallway leads to a spacious sitting room on the left. This bright and inviting space features a large, double-glazed window, feature fireplace, built-in shelving and storage, TV point, radiator, and new carpets. To the right, the modern kitchen/dining room provides a stylish and practical family hub. The kitchen features a single drainer sink with mixer tap, wooden worktops, ample storage, range cooker, integrated full-height fridge/freezer, dishwasher, tiled flooring, and downlights. Patio doors open directly onto the rear decking. The dining area comfortably accommodates a family table and benefits from built-in storage, a walk-in understairs cupboard, radiator, and tiled flooring. A downstairs WC includes a low-level toilet, wall-mounted wash basin with tiled splashback, radiator, and window.

The stairs and landing are fitted with new carpets and provide access to the loft space. The main bedroom is a generous front-aspect room with a large double-glazed window, radiator, and new carpet. Bedroom two overlooks the rear garden and also features a double-glazed window, radiator, and new carpet. Bedroom three, another well-proportioned room, faces the front and includes a radiator and new carpet. The modern family bathroom offers a panelled bath with mixer taps, fully enclosed shower cubicle, low-level WC, pedestal wash basin, and fully tiled walls.

The rear garden is fully enclosed and thoughtfully designed with a decked seating area, raised planting section, and external lighting, perfect for entertaining or unwinding. There is also access to a utility area with plumbing for a washing machine and tumble dryer, and a side gateway leading you through to the driveway and garage (with power and light). To the front, good sized lawned garden and driveway provide ample off-road parking for several cars and direct access to the garage.



Property

Type:	Semi-Detached	Asking Price:	£525,000
Bedrooms:	3	Tenure:	Leasehold
Floor Area:	1,119 ft ² / 104 m ²	Start Date:	15/02/1968
Plot Area:	0.07 acres	End Date:	29/09/2963
Year Built :	1967-1975	Lease Term:	999 years from 29 September 1964
Council Tax :	Band D	Term Remaining:	938 years
Annual Estimate:	£2,266		
Title Number:	ST311724		

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)

15 mb/s	53 mb/s	- mb/s
		

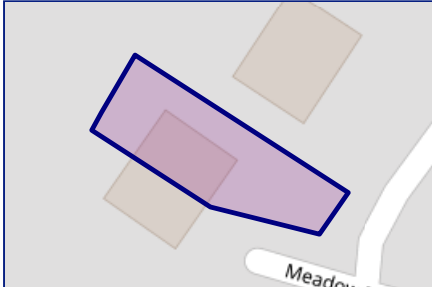
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

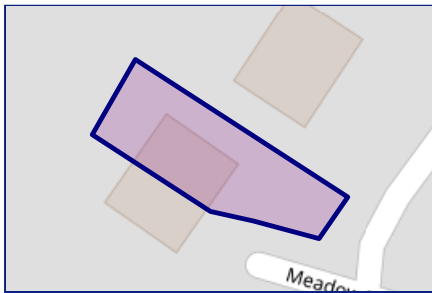


Freehold Title Plan



ST343176

Leasehold Title Plan

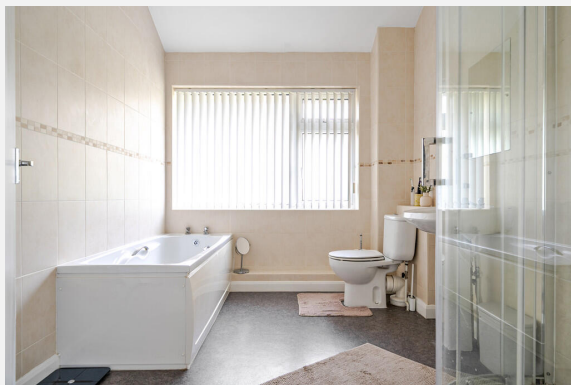


ST311724

Start Date:	15/02/1968
End Date:	29/09/2963
Lease Term:	999 years from 29 September 1964
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MEADOW PARK, BATHFORD, BATH, BA1

Meadow Park, Bathford, Bath, BA1

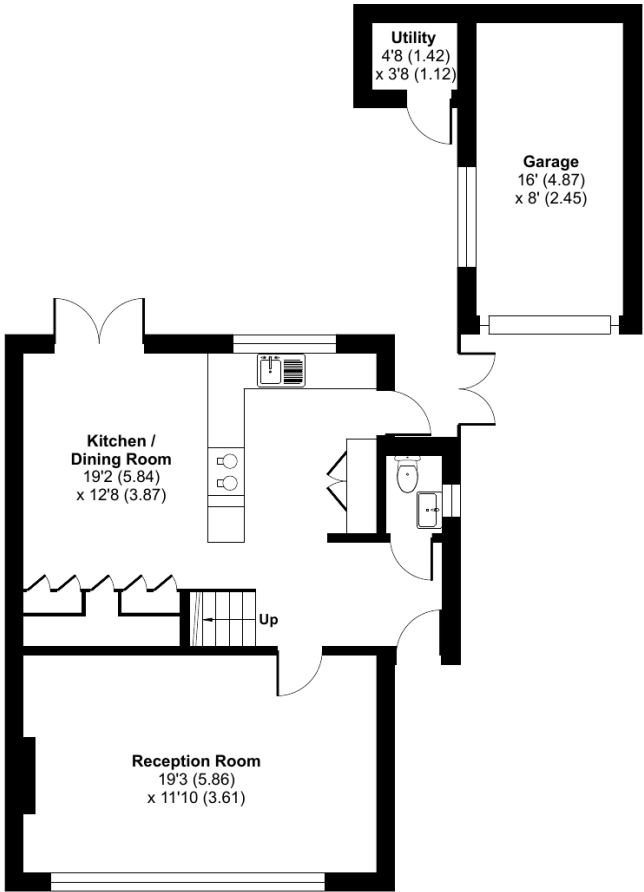
Approximate Area = 1126 sq ft / 104.6 sq m

Garage = 128 sq ft / 11.8 sq m

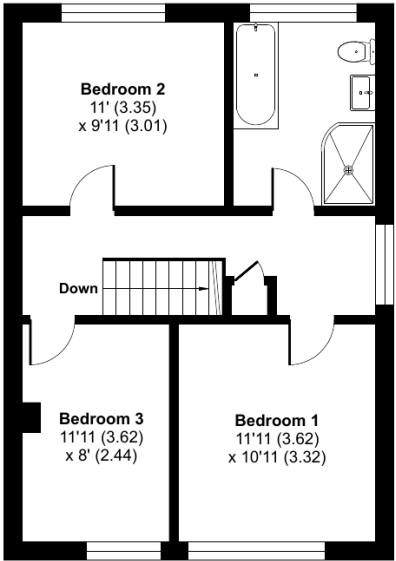
Outbuilding = 17 sq ft / 1.5 sq m

Total = 1271 sq ft / 117.9 sq m

For identification only - Not to scale



GROUND FLOOR

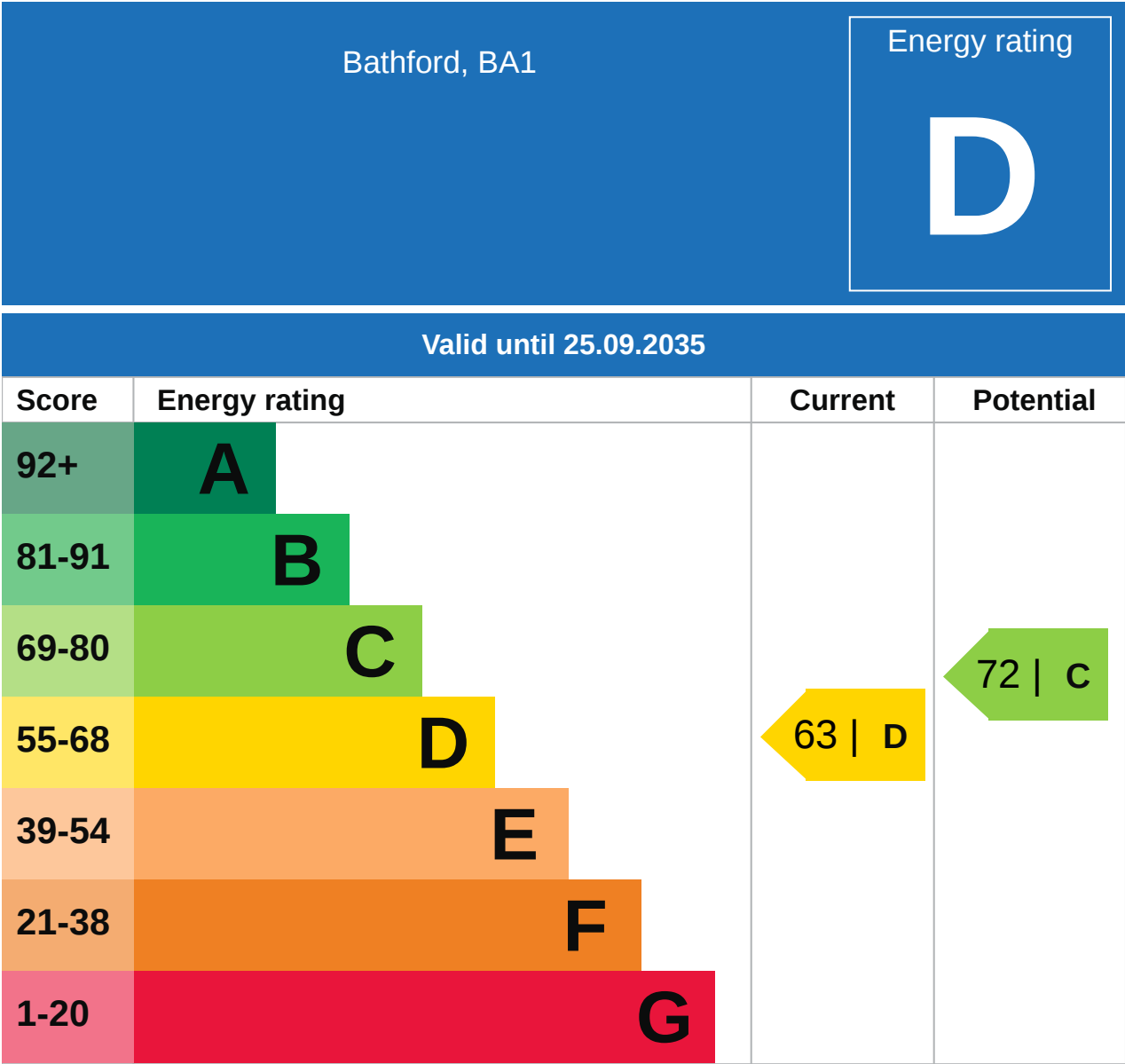


FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Martin & Co (Ambiance Properties Ltd). REF: 1360428

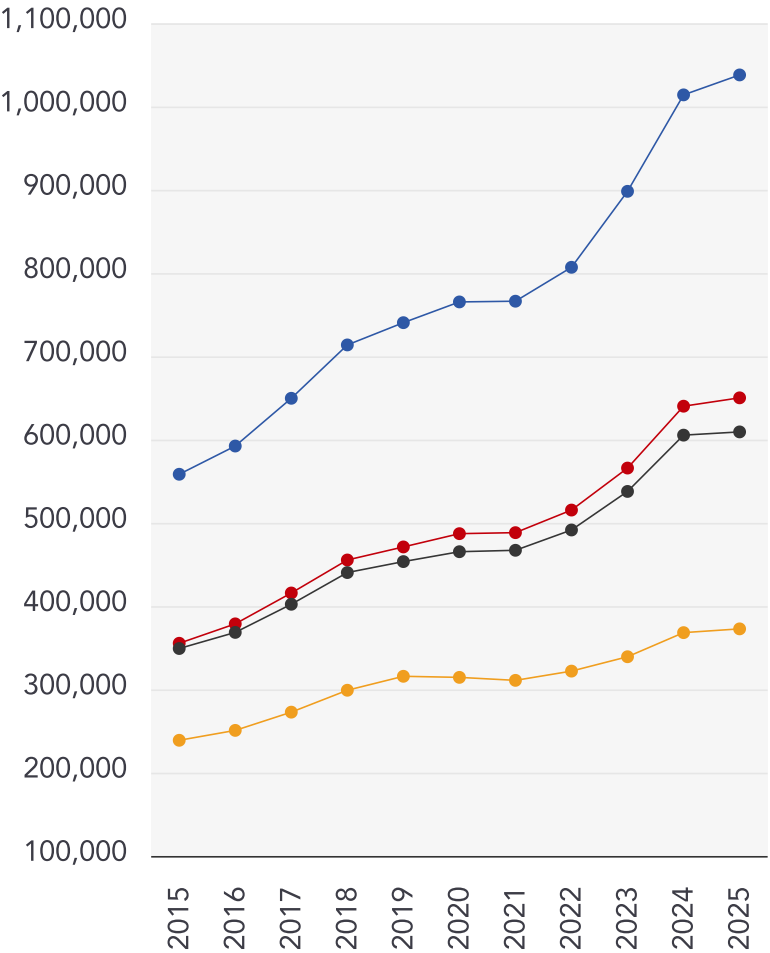




Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	2
Open Fireplace:	1
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
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:	Excellent lighting efficiency
Floors:	Suspended, insulated
Total Floor Area:	104 m ²

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



Detached

+85.88%

Semi-Detached

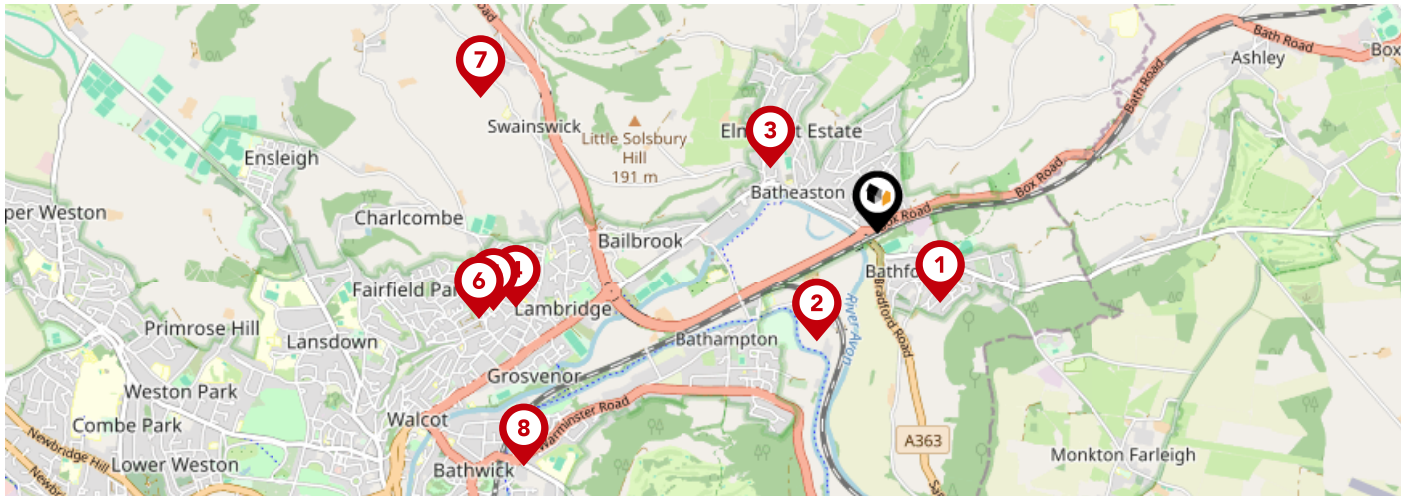
+82.93%

Terraced

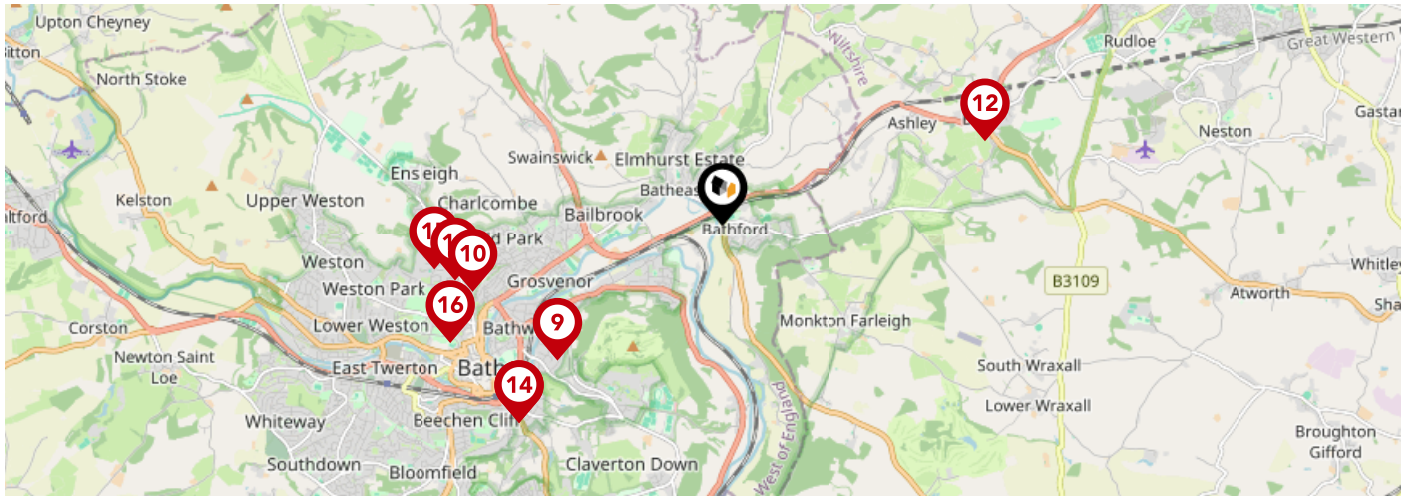
+74.5%

Flat

+56%



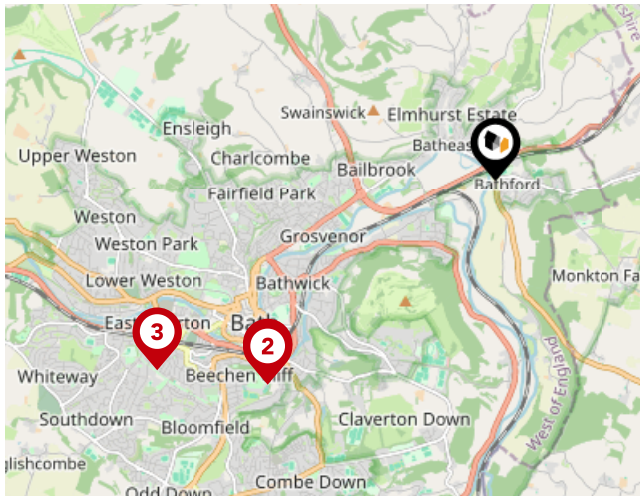
		Nursery	Primary	Secondary	College	Private
1	Bathford Church School Ofsted Rating: Outstanding Pupils: 171 Distance:0.43	☐	☒	☐	☐	☐
2	Bathampton Primary School Ofsted Rating: Good Pupils: 180 Distance:0.57	☐	☒	☐	☐	☐
3	Batheaston Church School Ofsted Rating: Good Pupils: 190 Distance:0.58	☐	☒	☐	☐	☐
4	St Saviours Junior Church School Ofsted Rating: Good Pupils: 168 Distance:1.71	☐	☒	☐	☐	☐
5	St Saviours Infant Church School Ofsted Rating: Good Pupils: 148 Distance:1.81	☐	☒	☐	☐	☐
6	St Mark's CofE School Ofsted Rating: Good Pupils: 235 Distance:1.89	☐	☐	☒	☐	☐
7	Swainswick Church School Ofsted Rating: Good Pupils: 76 Distance:1.94	☐	☒	☐	☐	☐
8	Bathwick St Mary Church School Ofsted Rating: Good Pupils: 220 Distance:1.96	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	King Edward's School Ofsted Rating: Not Rated Pupils: 1185 Distance:1.98	☐	☐	☒	☐	☐
	St Stephens Church School Ofsted Rating: Good Pupils: 348 Distance:2.39	☐	☒	☐	☐	☐
	Royal High School GDST Ofsted Rating: Not Rated Pupils: 579 Distance:2.53	☐	☐	☒	☐	☐
	Box Church of England Primary School Ofsted Rating: Good Pupils:0 Distance:2.56	☐	☒	☐	☐	☐
	Widcombe CofE Junior School Ofsted Rating: Outstanding Pupils: 240 Distance:2.62	☐	☒	☐	☐	☐
	Widcombe Infant School Ofsted Rating: Good Pupils: 177 Distance:2.62	☐	☒	☐	☐	☐
	Kingswood School Ofsted Rating: Not Rated Pupils: 895 Distance:2.7	☐	☐	☒	☐	☐
	St Andrew's Church School Ofsted Rating: Good Pupils: 232 Distance:2.75	☐	☒	☐	☐	☐

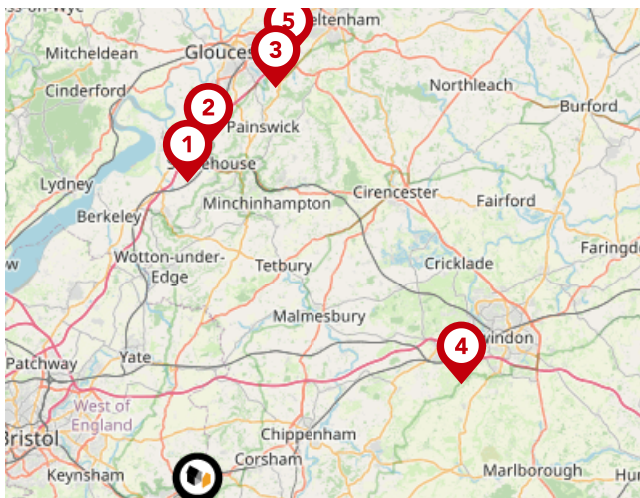
Area

Transport (National)



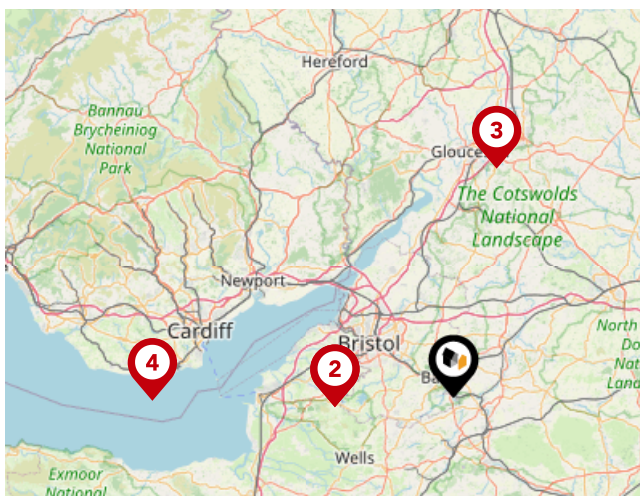
National Rail Stations

Pin	Name	Distance
	Bath Spa Rail Station	2.81 miles
	Bath Spa Rail Station	2.82 miles
	Oldfield Park Rail Station	3.59 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M5 J13	24.53 miles
	M5 J12	27.27 miles
	M5 J11A	31.98 miles
	M4 J16	21.87 miles
	M5 J11	34.23 miles

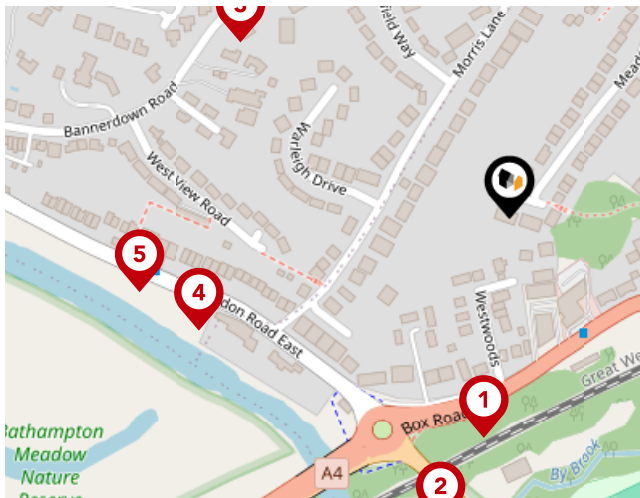


Airports/Helipads

Pin	Name	Distance
	Bristol Airport	17.43 miles
	Felton	17.43 miles
	Staverton	34.38 miles
	Cardiff Airport	44.48 miles

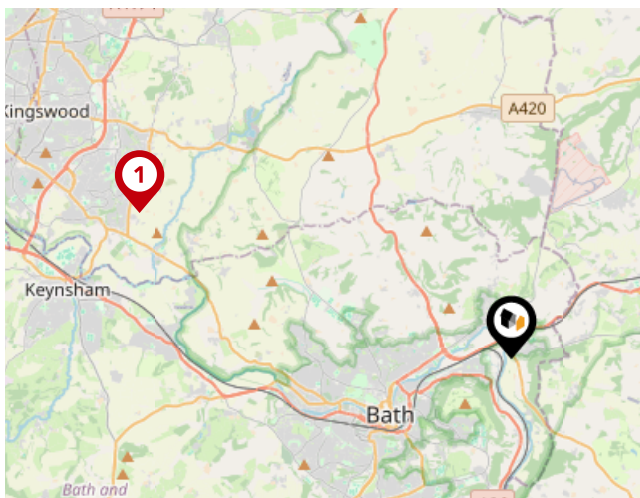
Area

Transport (Local)



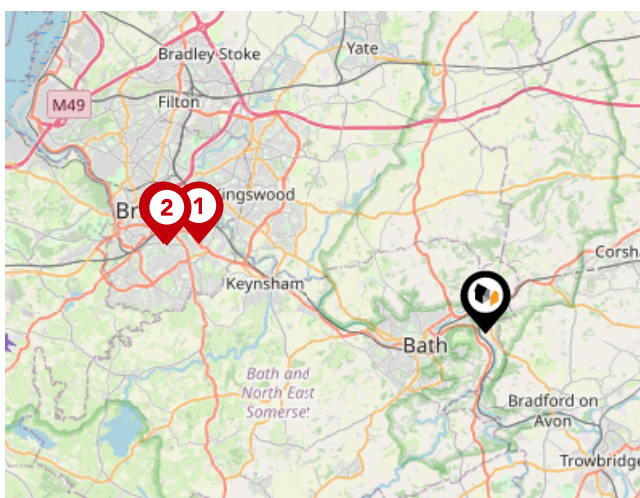
Bus Stops/Stations

Pin	Name	Distance
1	Westwoods	0.13 miles
2	Bathford Bridge	0.18 miles
3	Court Gardens	0.19 miles
4	Morris Lane	0.19 miles
5	Morris Lane	0.22 miles



Local Connections

Pin	Name	Distance
1	Oldland (Avon Valley Railway)	7.38 miles



Ferry Terminals

Pin	Name	Distance
1	Netham Lock Ferry Terminal	11.13 miles
2	Temple Meads Station Ferry Landing	12.22 miles
3	Temple Bridge (Bristol) Ferry Landing	12.35 miles



Martin & Co Bath

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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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