

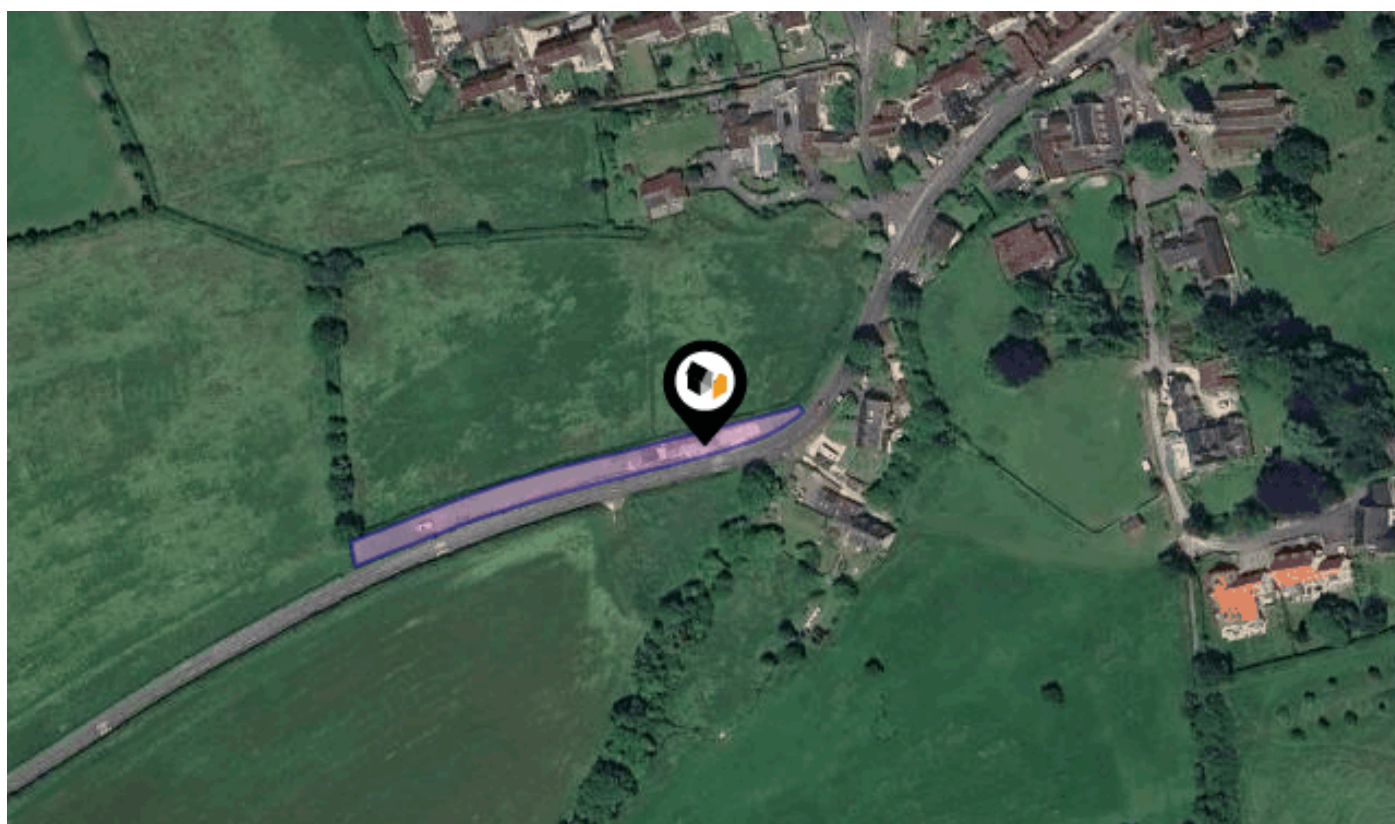


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 21<sup>st</sup> November 2025



## WELLS ROAD, NORTON ST. PHILIP, BATH, BA2

Asking Price : £530,000

### Martin & Co Bath

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An amazing extensively extended and renovated detached cottage.

As you enter the property into the sitting room there are two front aspect windows allowing for lots of natural light. The rear wall is stoned and there is a stone fireplace which has space for a decent sized wood burner. There are stairs to the first-floor landing and underfloor heating. To the left of the sitting room is the kitchen / dining room which has an amazing modern feel leading through to a very nice private courtyard.

The Kitchen/ dining room is modern, clean lines and well laid out providing a good space, with good appliances, again is aided by double-glazed windows, as you can see from the photos allowing for lots of light. There is the added advantage of a well-placed double glazed Velux skylight, space for a good-sized dining table along with a further seating area and underfloor heating. There are Bi folding doors leading out to the courtyard and rear of the property. The courtyard is a great entertaining space and is a nice chill zone if you want to relax outside.

The courtyard there is also a studio / home office which could be used for several different uses depending on your own requirements with full power, lighting, and double-glazed sky light. This has been well designed as sinks into the garden and looking back towards the property it looks like it's part of the garden creates a subterranean effect. To the right of sitting room there is a boot room / utility area which has direct access to the side of the property through a stable door where there is ample off-road parking. There is a front aspect double glazed window, space for a desk, floor standing and wall mounted storage cupboards. There are laminated work top surfaces and space for a washing machine and tumble dryer along with a downstairs WC all with under floor heating.

The upstairs transformation and renovation is equal to the downstairs and has been tastefully finished. Going up the banistered staircase there is a large landing area with a double-glazed rear aspect window overlooking the fields to the rear of the cottage, a radiator and carpet covered flooring. To the right of the landing is the family bathroom which is tastefully decorated with a rear aspect double glazed window. There is a freestanding bath and separate shower cubicle with tiled walls, a vanity sink unit with drawers under, low level WC and wall light points, tiled floor, and wooden beamed ceiling.

To the right of the bathroom steps lead you down to bedroom 1 which has front and side aspect double glazed windows, space for wardrobes, a radiator and carpet covered flooring. At the opposite end of the property is bedroom 2 which has a front aspect double glazed widow, an ornamental fireplace, radiator, and carpet covered flooring.

Outside Front This cottage is set on a very big plot on two sides. To the right-hand side there is a large gravelled which is used for off road parking for multiple cars and electric car charging. There is a lawned area all fully enclosed by stone walls, large hedges, bushes, and assorted foliage.

From the courtyard there are steps leading up to the first part of the garden which is lawned with mature trees, shrubbery and all fully enclosed by well-trimmed bushes backing into open fields and the open countryside. There is a raised decking area with a sturdy wooden, large garden shed and personal side access from the front garden.

As if what you have is not enough from the rear garden then is a gate which takes you through to another piece of land owned by this property with access a little further along



## Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	1,011 ft <sup>2</sup> / 94 m <sup>2</sup>
Plot Area:	0.32 acres
Year Built :	Before 1900
Council Tax :	Band C
Annual Estimate:	£2,168
Title Number:	WS39176




Asking Price:	£530,000
Tenure:	Freehold

## Local Area

Local Authority:	Somerset
Conservation Area:	Norton St Philip
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

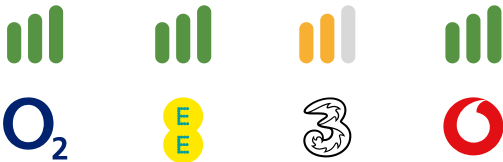
### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

7	80	-
mb/s	mb/s	mb/s
		

### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:



# Planning History

## This Address



Planning records for: *Wells Road, Norton St. Philip, Bath, BA2*

Reference - 2021/1324/APP	
Decision:	Decided
Date:	07th June 2021
Description:	Application for approval of details reserved by conditions 4 (sample panel - walling) on planning consent 2020/1894/HSE

Reference - 2020/1894/HSE	
Decision:	Decided
Date:	24th September 2020
Description:	Erection of a two storey and a single storey side extension, new vehicle access, parking courtyard and associated landscaping.

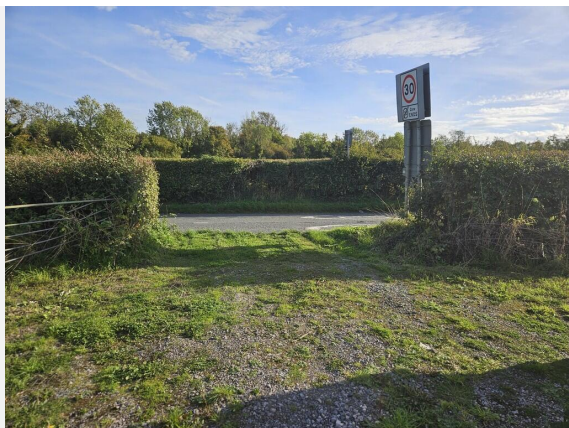












## WELLS ROAD, NORTON ST. PHILIP, BATH, BA2

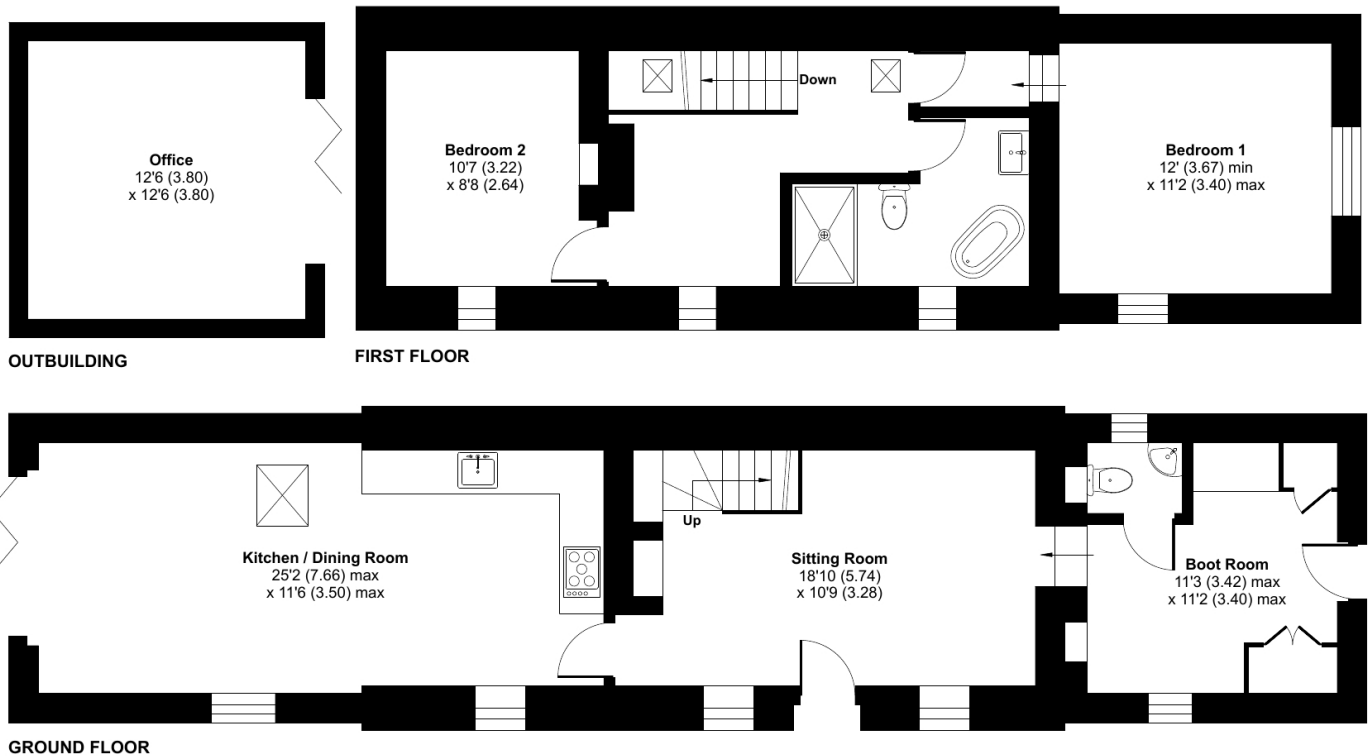
### Wells Road, Norton St. Philip, Bath, BA2

Approximate Area = 1087 sq ft / 100.9 sq m

Outbuilding = 155 sq ft / 14.3 sq m

Total = 1242 sq ft / 115.2 sq m

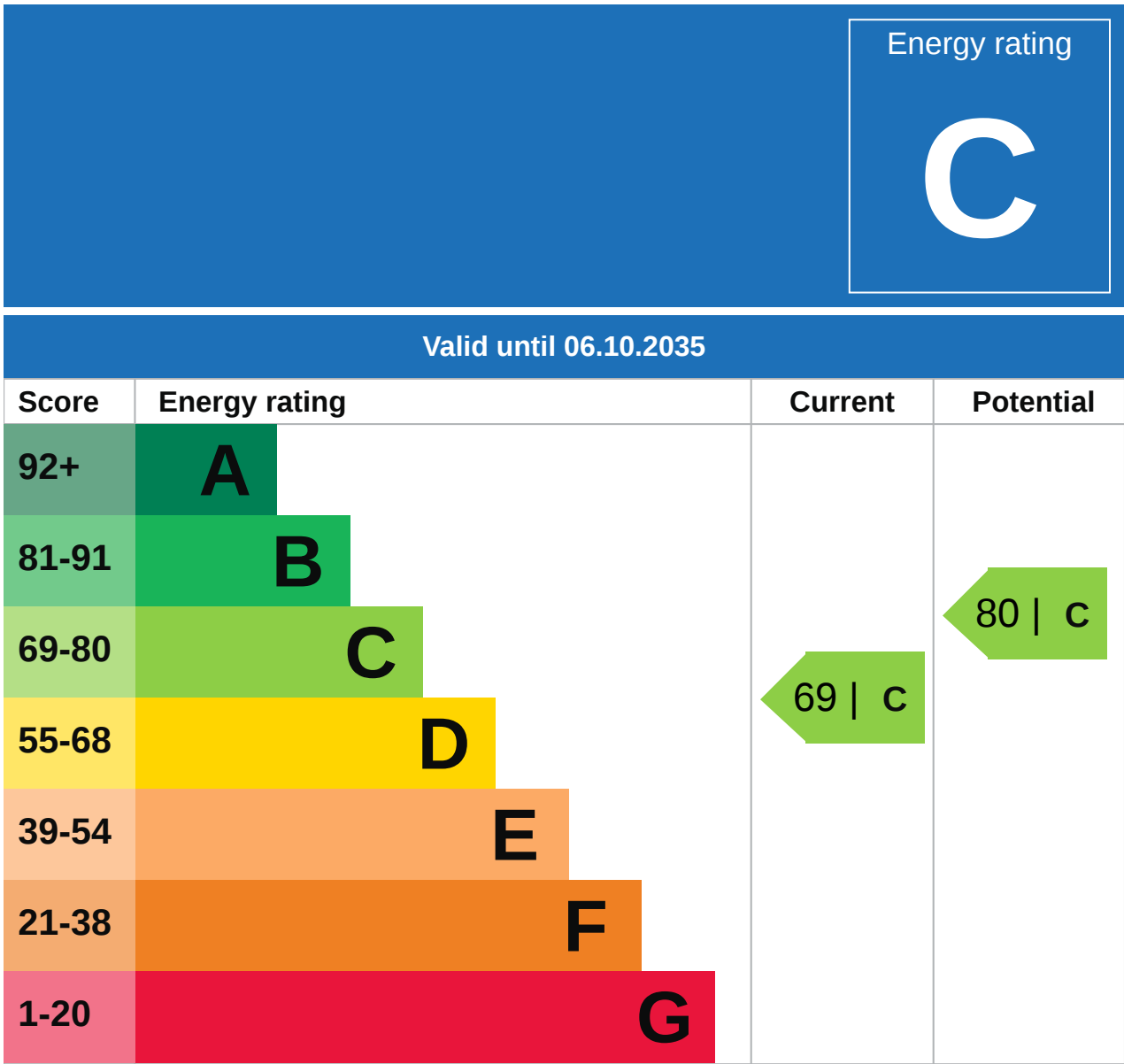
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Martin & Co (Ambiance Properties Ltd). REF: 1363262





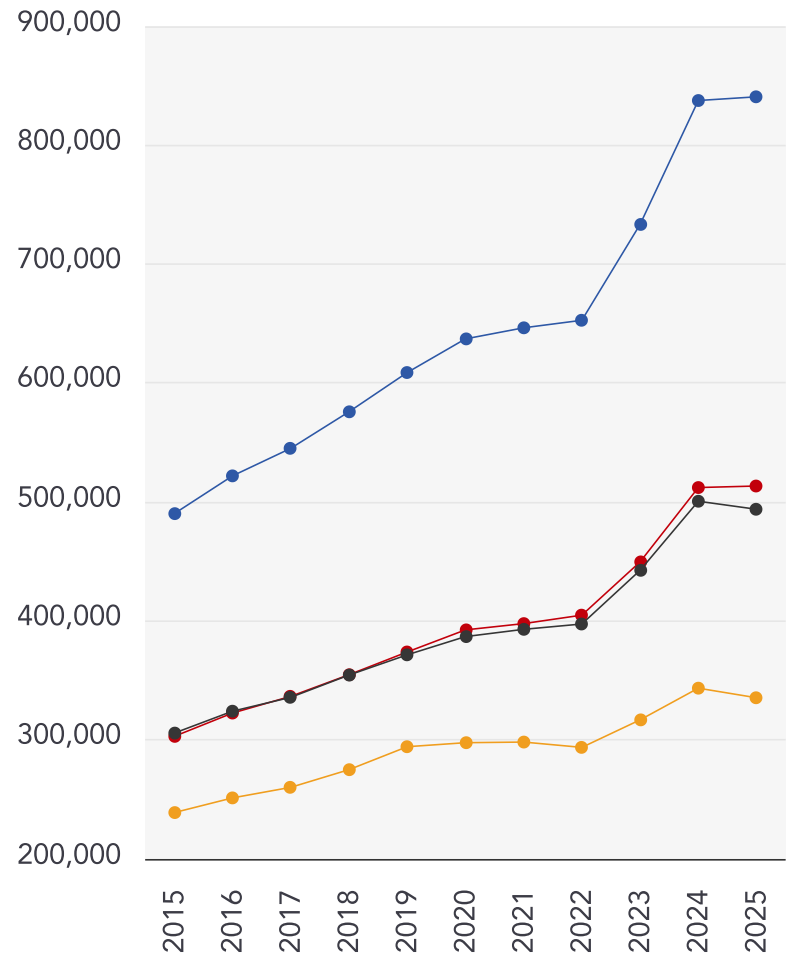


## Additional EPC Data

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<b>Property Type:</b>	Detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Sandstone, as built, no insulation (assumed)
<b>Walls Energy:</b>	Sandstone, as built, no insulation (assumed)
<b>Roof:</b>	Pitched, insulated at rafters
<b>Roof Energy:</b>	Pitched, insulated at rafters
<b>Main Heating:</b>	Boiler with radiators and underfloor heating, mains gas
<b>Main Heating Controls:</b>	Programmer and at least two room thermostats
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	From main system
<b>Lighting:</b>	Good lighting efficiency
<b>Floors:</b>	Suspended, insulated
<b>Total Floor Area:</b>	94 m <sup>2</sup>

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



Detached

**+71.47%**

Semi-Detached

**+69.44%**

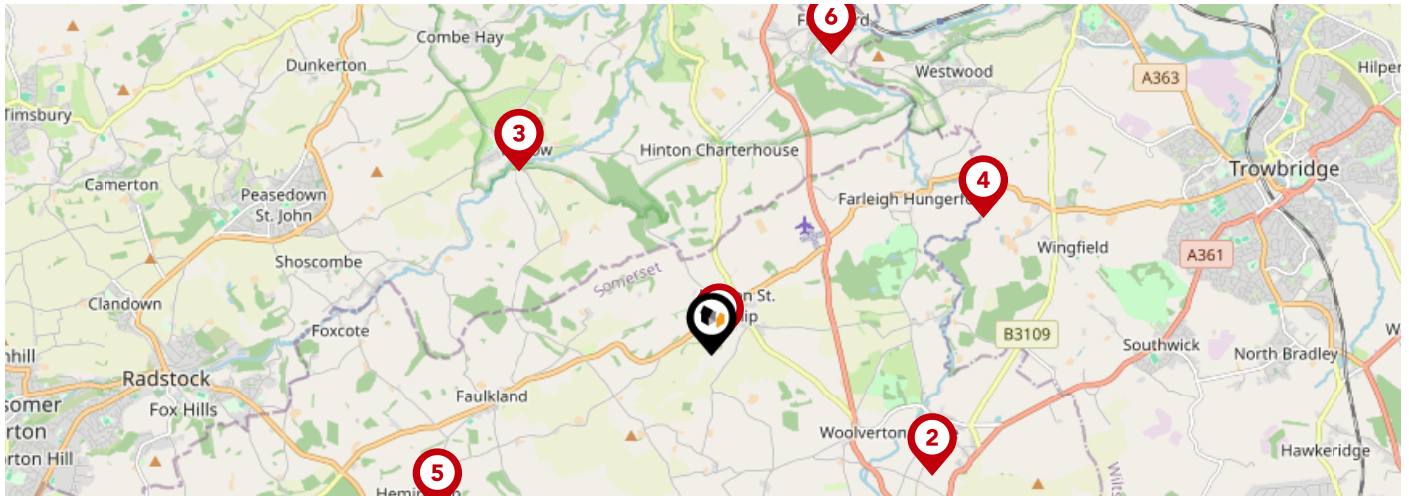
Terraced

**+61.53%**

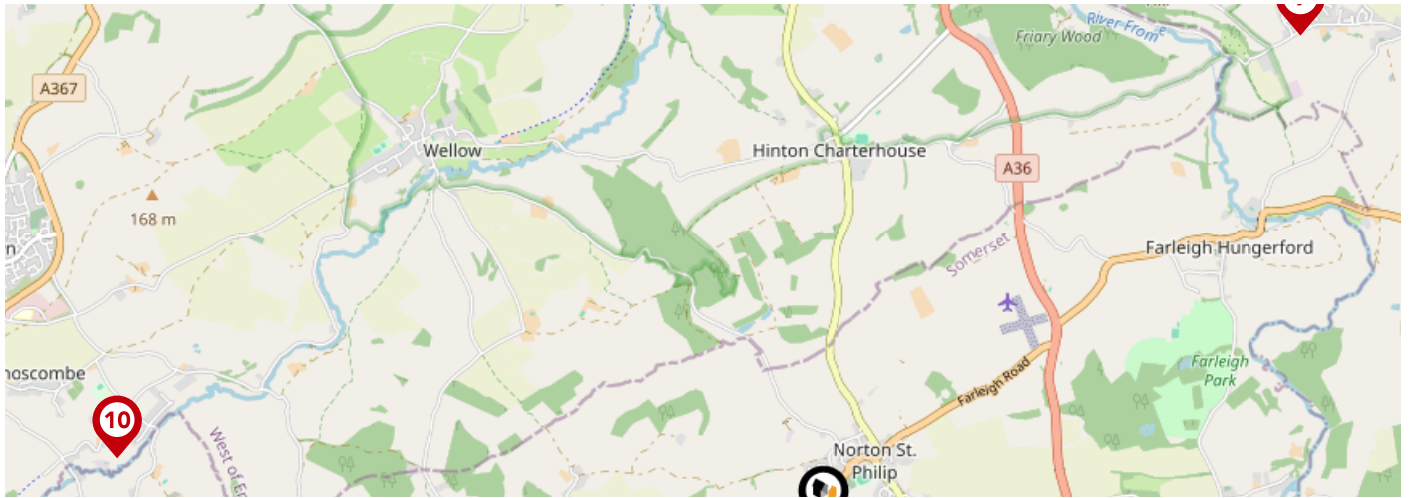
Flat

**+40.39%**





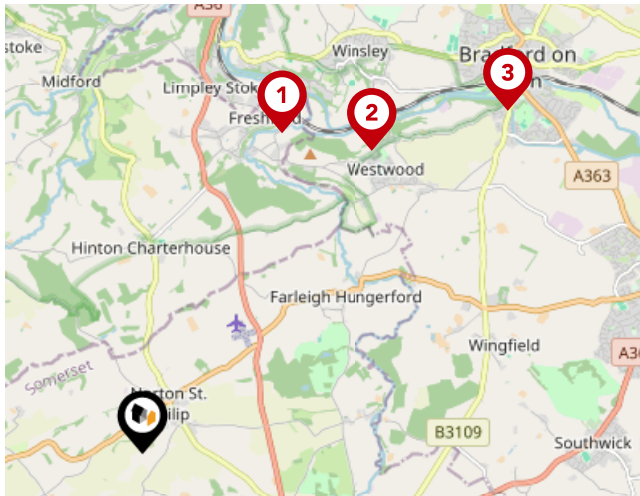
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Norton St Philip Church of England First School</b> Ofsted Rating: Good   Pupils: 55   Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Rode Methodist VC First School</b> Ofsted Rating: Good   Pupils: 70   Distance:2.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Julian's Church School</b> Ofsted Rating: Good   Pupils: 106   Distance:2.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>LUMIAR STOWFORD SCHOOL</b> Ofsted Rating: Not Rated   Pupils: 40   Distance:2.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Hemington Primary School</b> Ofsted Rating: Good   Pupils: 38   Distance:2.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Freshford Church School</b> Ofsted Rating: Good   Pupils: 153   Distance:3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Beckington Church of England First School</b> Ofsted Rating: Outstanding   Pupils: 80   Distance:3.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Springmead Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 119   Distance:3.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	<b>Westwood-with-Iford Primary School</b> Ofsted Rating: Not Rated   Pupils: 53   Distance:3.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	<b>Shoscombe Church School</b> Ofsted Rating: Good   Pupils: 120   Distance:3.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	<b>Frome Community College</b> Ofsted Rating: Not Rated   Pupils:0   Distance:3.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	<b>Monkton Senior School</b> Ofsted Rating: Not Rated   Pupils: 687   Distance:4.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	<b>Winsley CoE VC Primary School</b> Ofsted Rating: Outstanding   Pupils: 124   Distance:4.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	<b>Southwick Church of England Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:4.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	<b>St Mary's Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 155   Distance:4.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	<b>Combe Down CofE Primary School</b> Ofsted Rating: Good   Pupils: 406   Distance:4.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
	Freshford Rail Station	3.23 miles
	Avoncliff Rail Station	3.51 miles
	Bradford-on-Avon Rail Station	4.64 miles



### Trunk Roads/Motorways

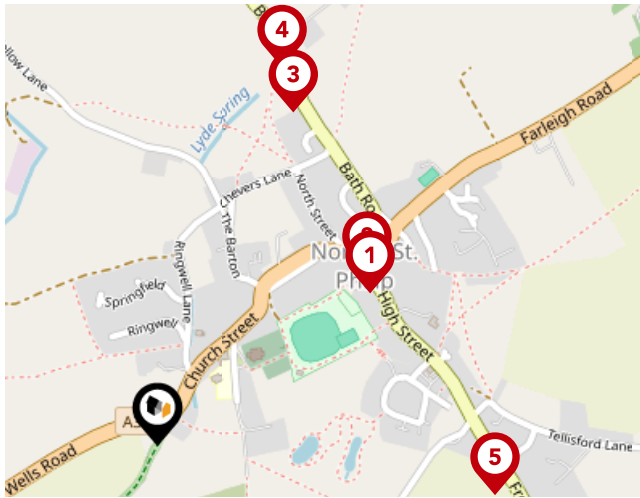
Pin	Name	Distance
	M5 J13	31.82 miles
	M5 J12	34.59 miles
	M4 J16	26.71 miles
	M5 J11A	39.33 miles
	M5 J11	41.58 miles








### Airports/Helipads

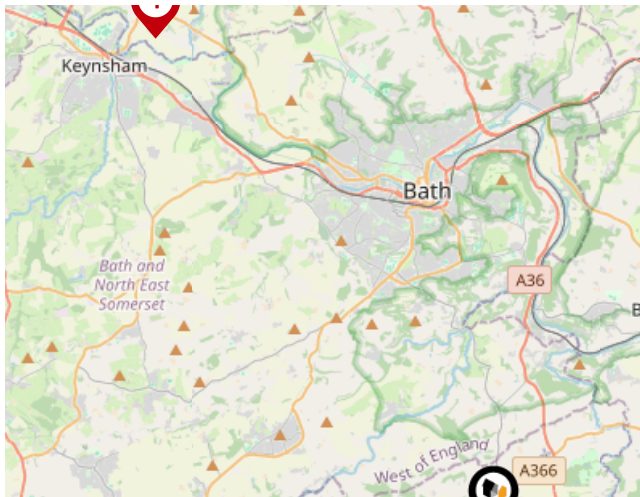
Pin	Name	Distance
	Bristol Airport	17.5 miles
	Felton	17.5 miles
	Staverton	41.73 miles
	Bournemouth International Airport	42.08 miles





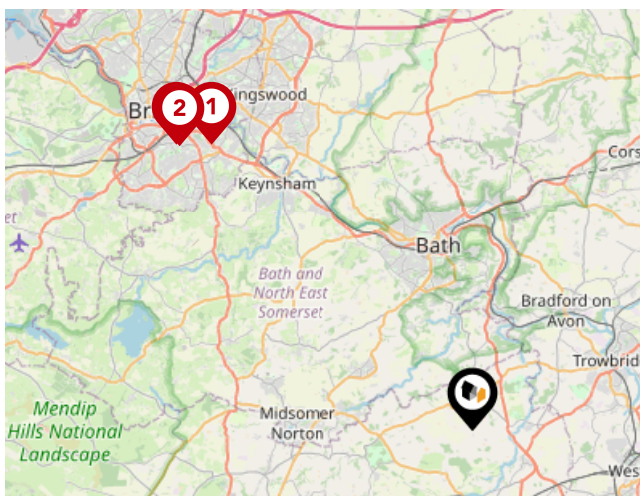
### Bus Stops/Stations

Pin	Name	Distance
	Fleur De Lis	0.3 miles
	George Inn	0.32 miles
	Sands Farm	0.42 miles
	Norwood Farm	0.46 miles
	Frome Road	0.4 miles






### Local Connections

Pin	Name	Distance
	Bitton (Avon Valley Railway)	11.03 miles



### Ferry Terminals

Pin	Name	Distance
	Netham Lock Ferry Terminal	14.33 miles
	Temple Meads Station Ferry Landing	15.1 miles
	Temple Bridge (Bristol) Ferry Landing	15.23 miles



### Martin & Co Bath

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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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