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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 28th July 2025



COMBE GROVE, BATH, BA1

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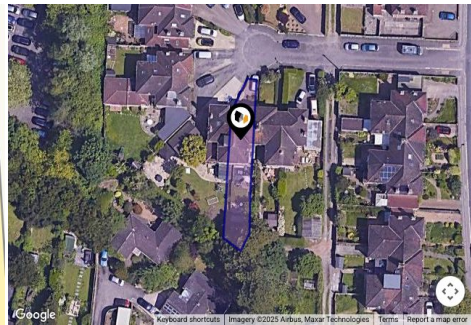
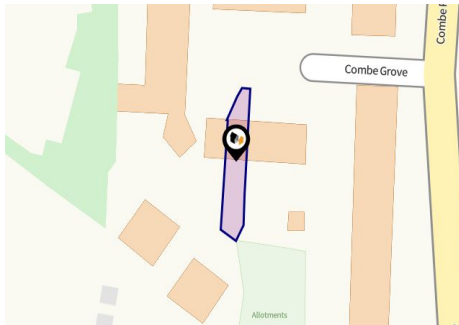
07838311550

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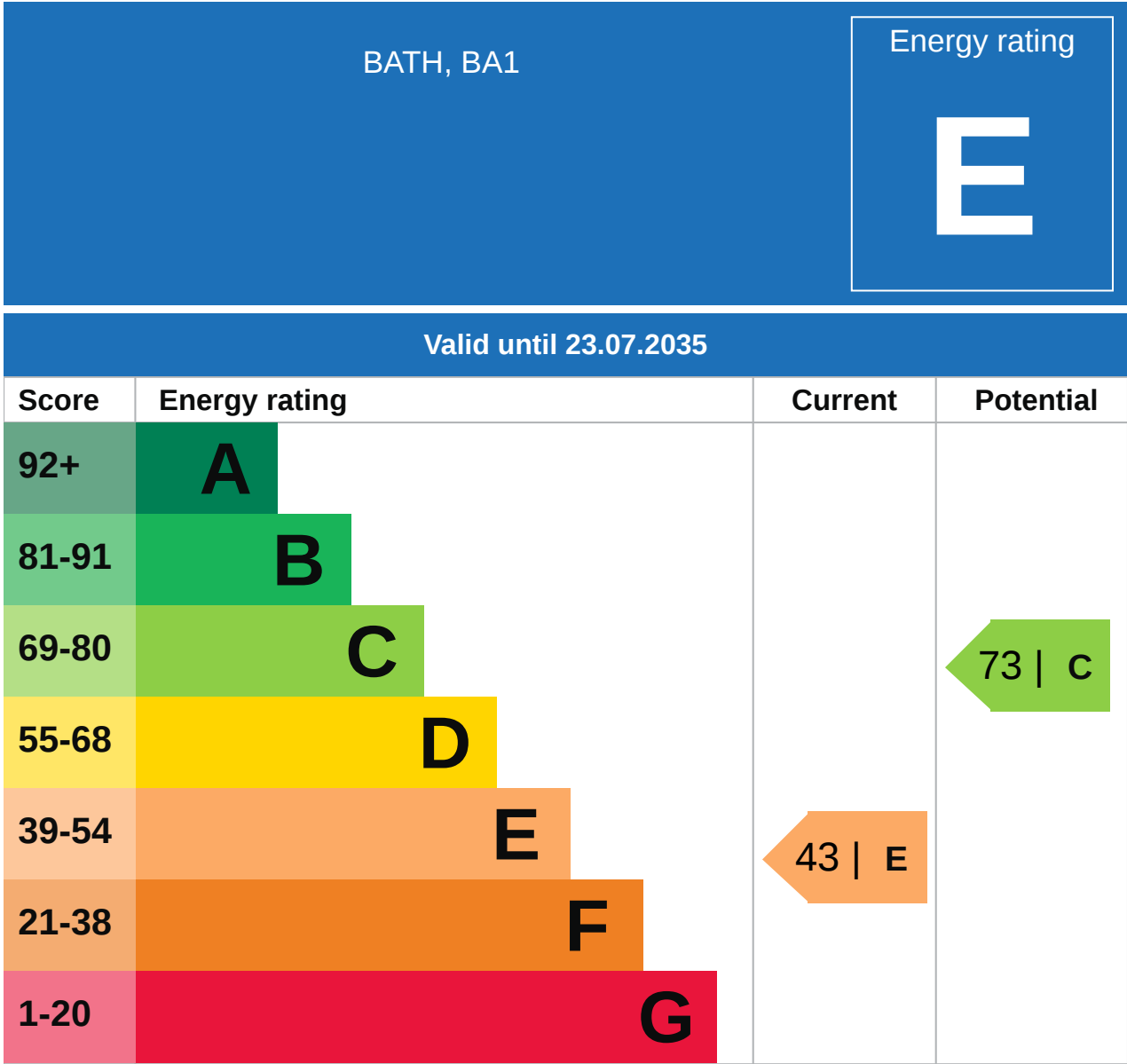
Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,345 ft ² / 125 m ²		
Plot Area:	0.06 acres		
Council Tax :	Band E		
Annual Estimate:	£2,769		
Title Number:	ST230972		

Local Area

Local Authority:	Bath and north east somerset	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	10 mb/s	180 mb/s	1000 mb/s
Flood Risk:				
● Rivers & Seas	Very low			
● Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		

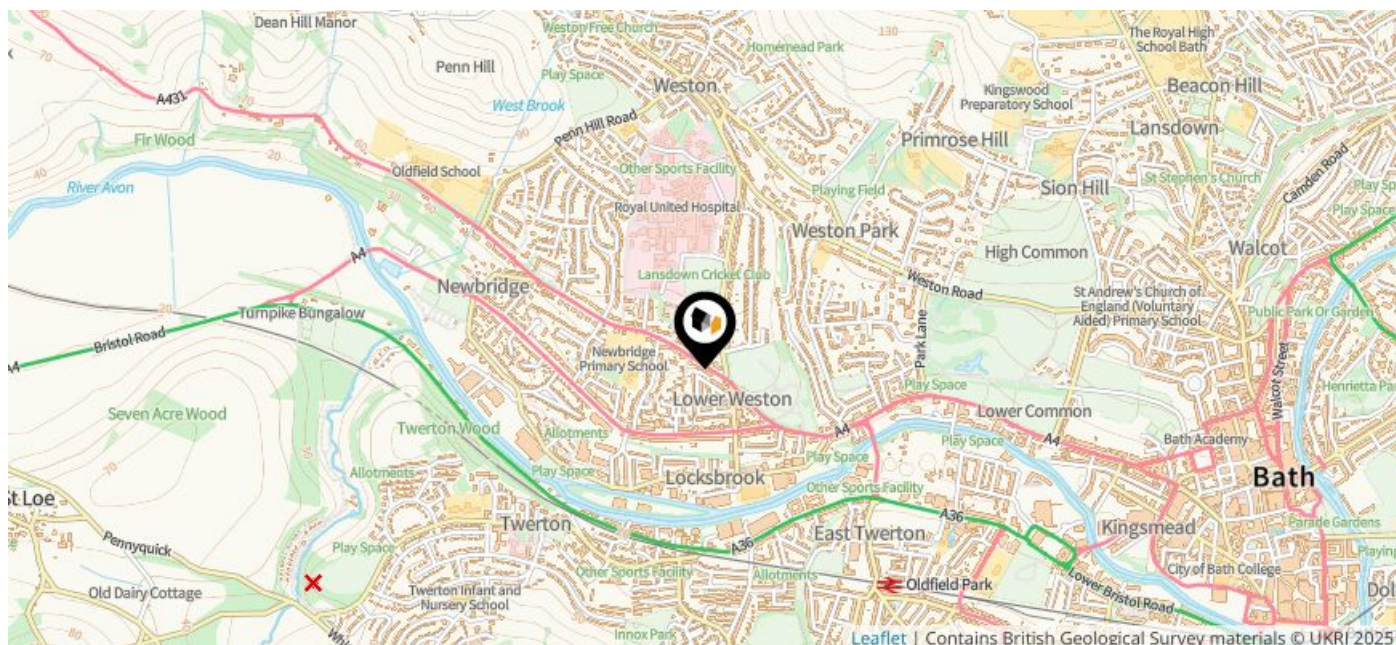




Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
Window:	Some double glazing
Window Energy:	Very poor
Main Heating:	Electric storage heaters
Main Heating Energy:	Average
Main Heating Controls:	Manual charge control
Main Heating Controls Energy:	Poor
Hot Water System:	Electric instantaneous at point of use
Hot Water Energy Efficiency:	Very poor
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, wood logs
Air Tightness:	(not tested)
Total Floor Area:	125 m ²

This map displays nearby coal mine entrances and their classifications.



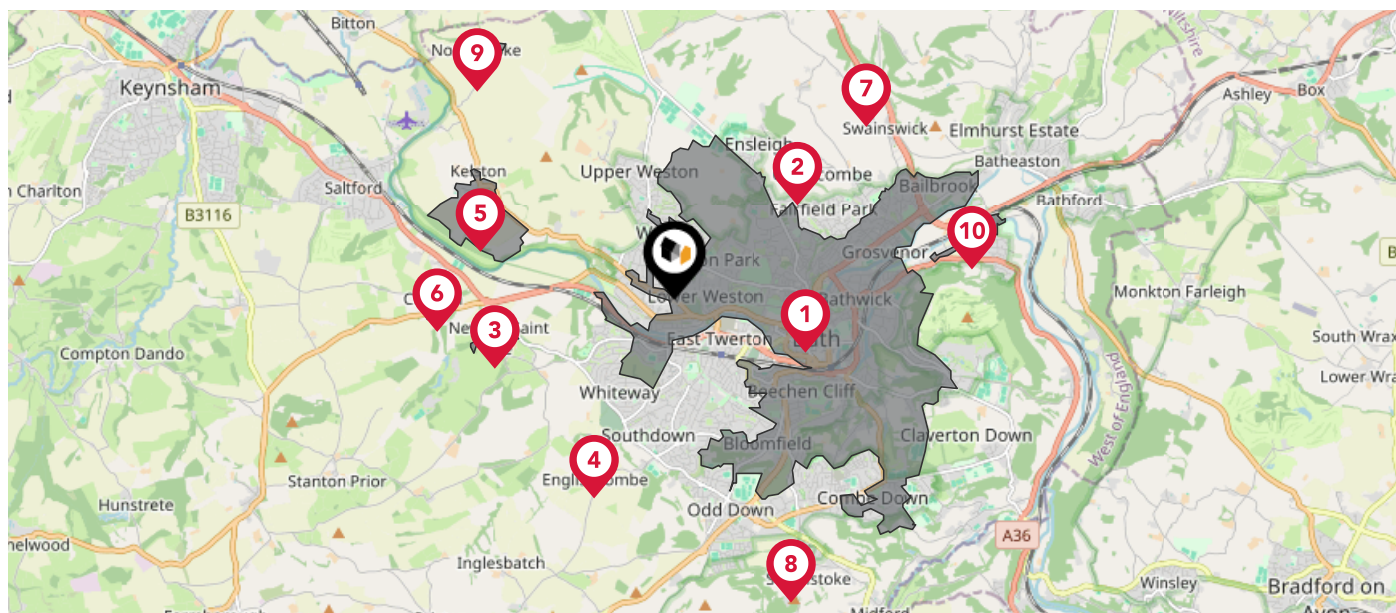
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas



Bath



Charlcombe



Newton St Loe



Englishcombe



Kelston



Corston



Upper Swainswick



Southstoke



North Stoke



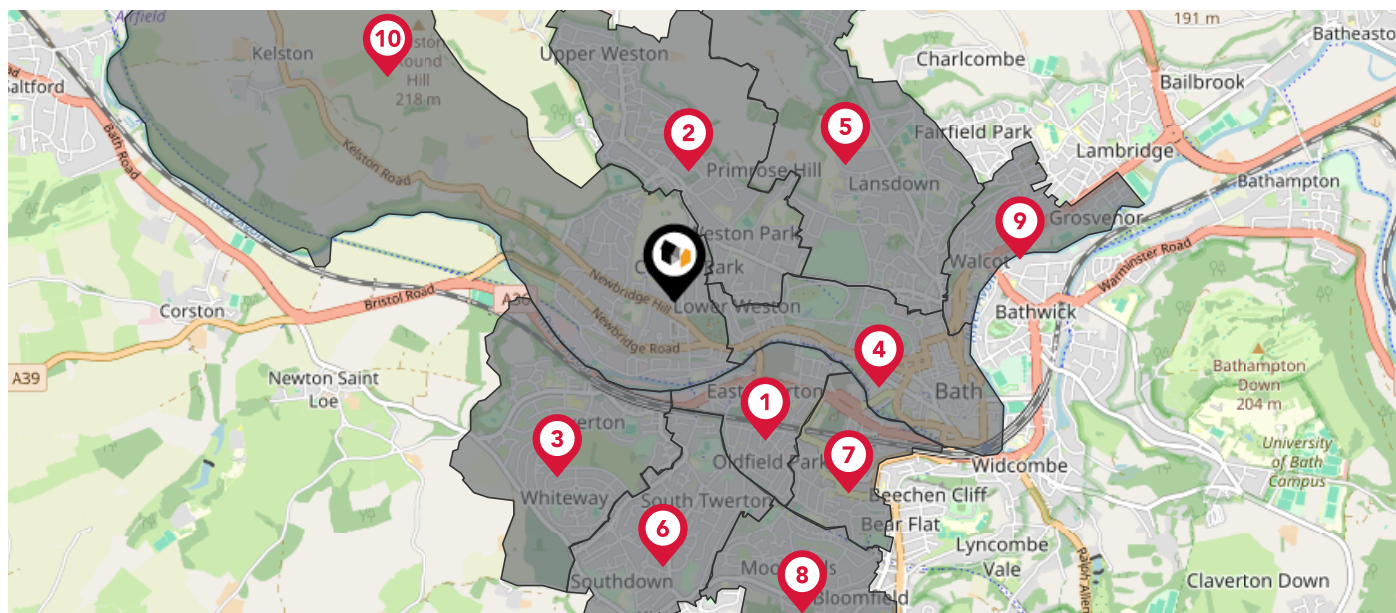
Bathampton

Maps

Council Wards

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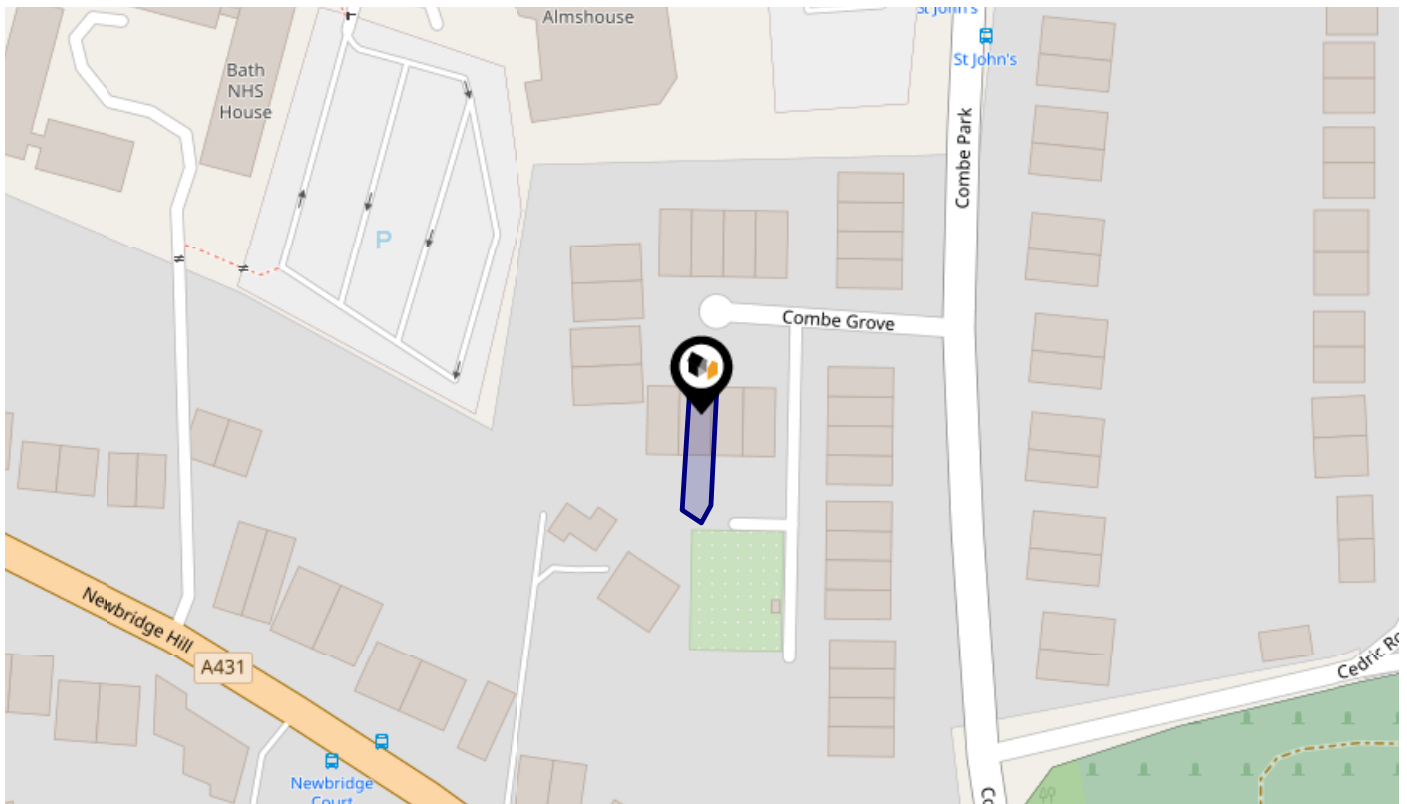
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  1 Westmoreland Ward
-  2 Weston Ward
-  3 Twerton Ward
-  4 Kingsmead Ward
-  5 Lansdown Ward
-  6 Southdown Ward
-  7 Oldfield Park Ward
-  8 Moorlands Ward
-  9 Walcot Ward
-  10 Newbridge Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

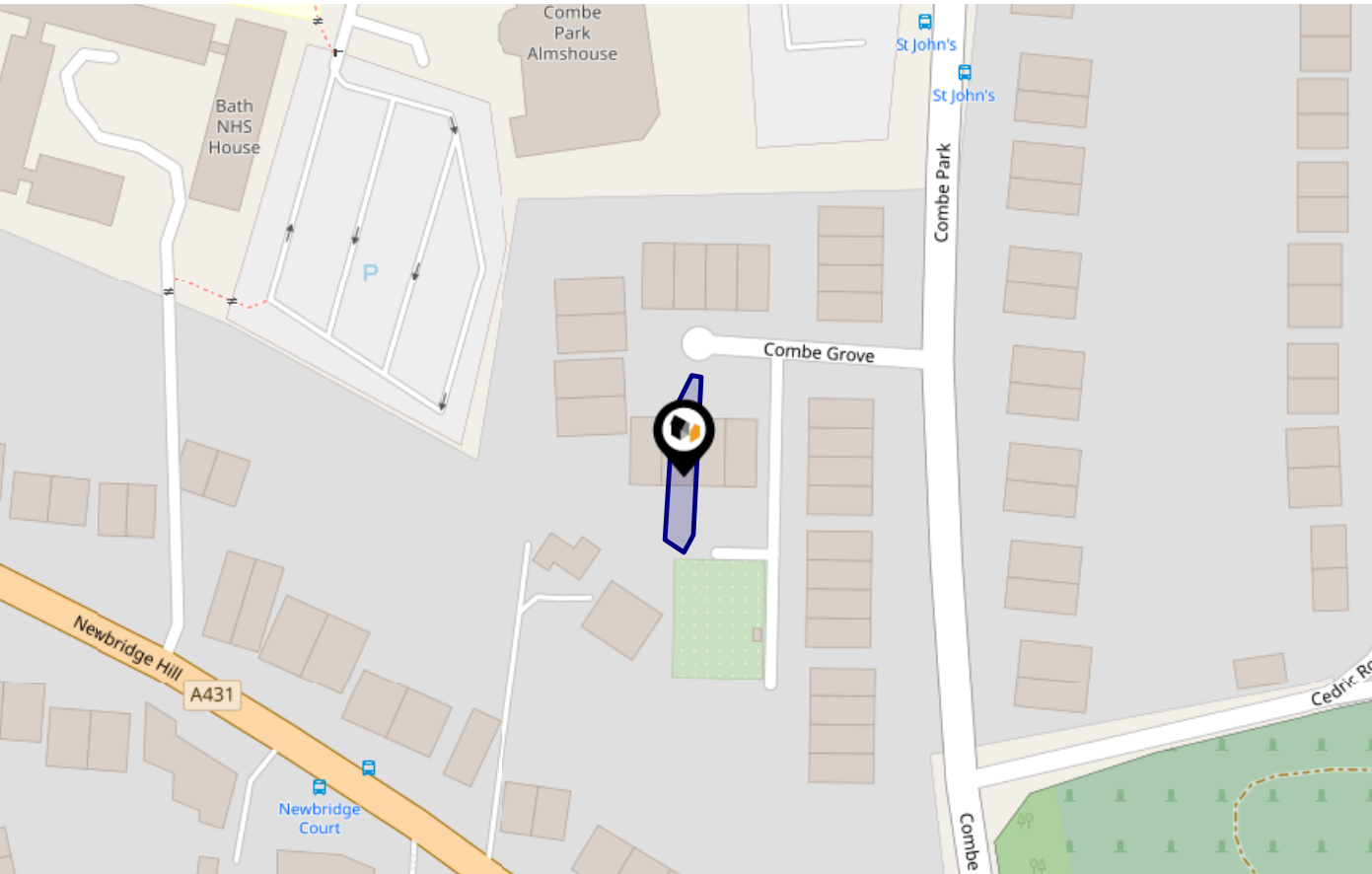
5	75.0+ dB	Red
4	70.0-74.9 dB	Orange
3	65.0-69.9 dB	Yellow
2	60.0-64.9 dB	Green
1	55.0-59.9 dB	Blue

Flood Risk

Rivers & Seas - Flood Risk

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

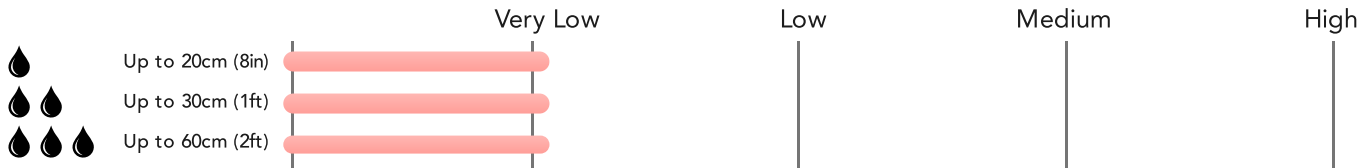


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

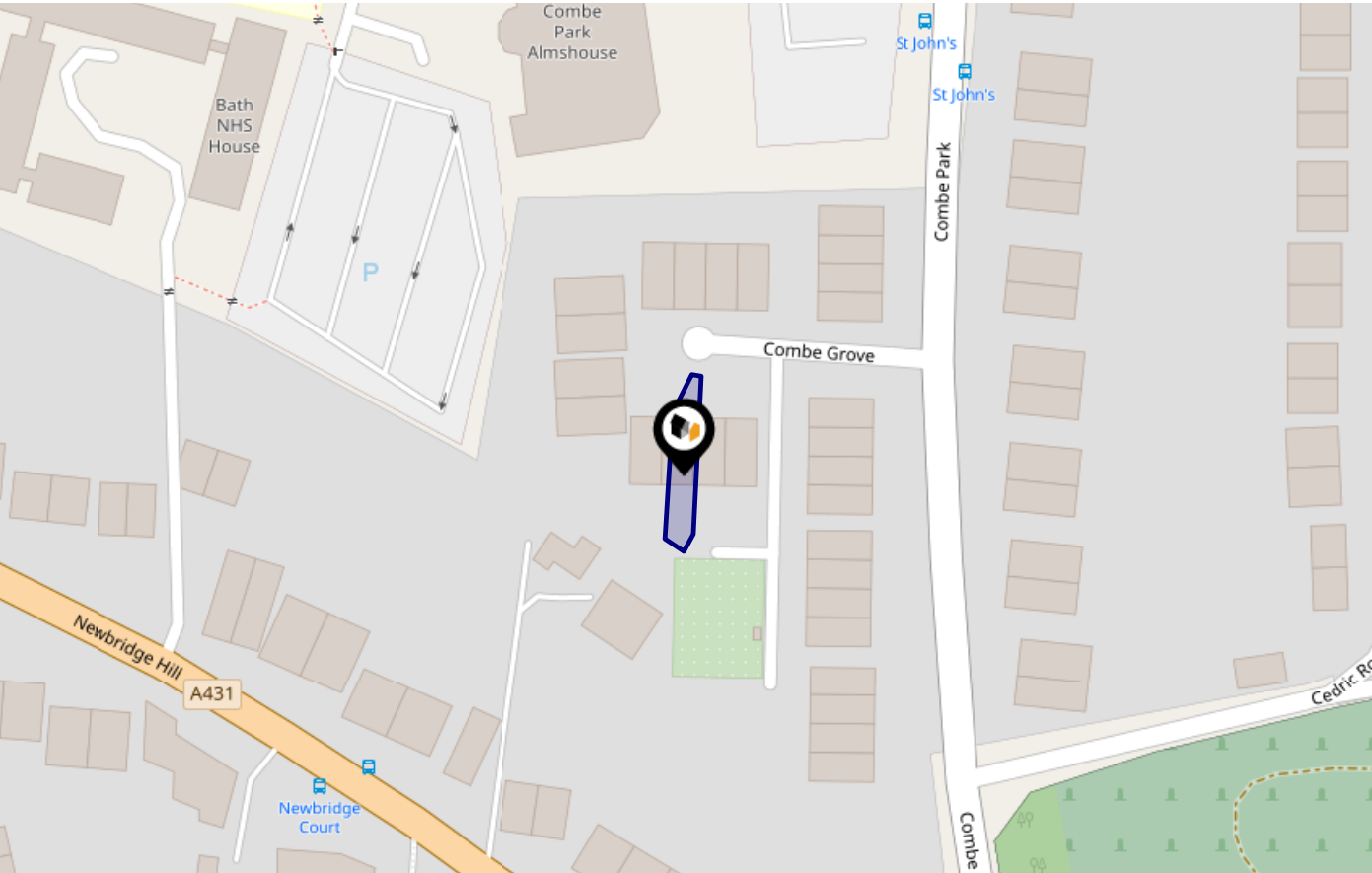


Flood Risk

Rivers & Seas - Climate Change

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This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

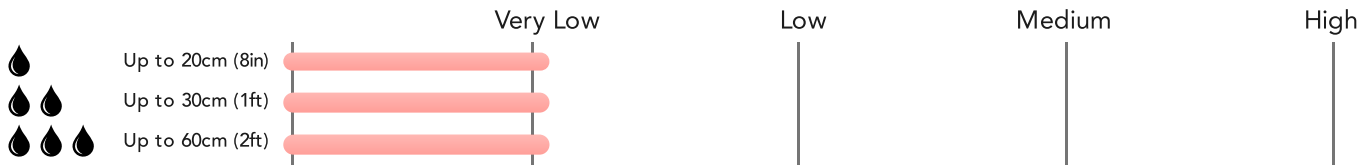


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Chance of flooding to the following depths at this property:

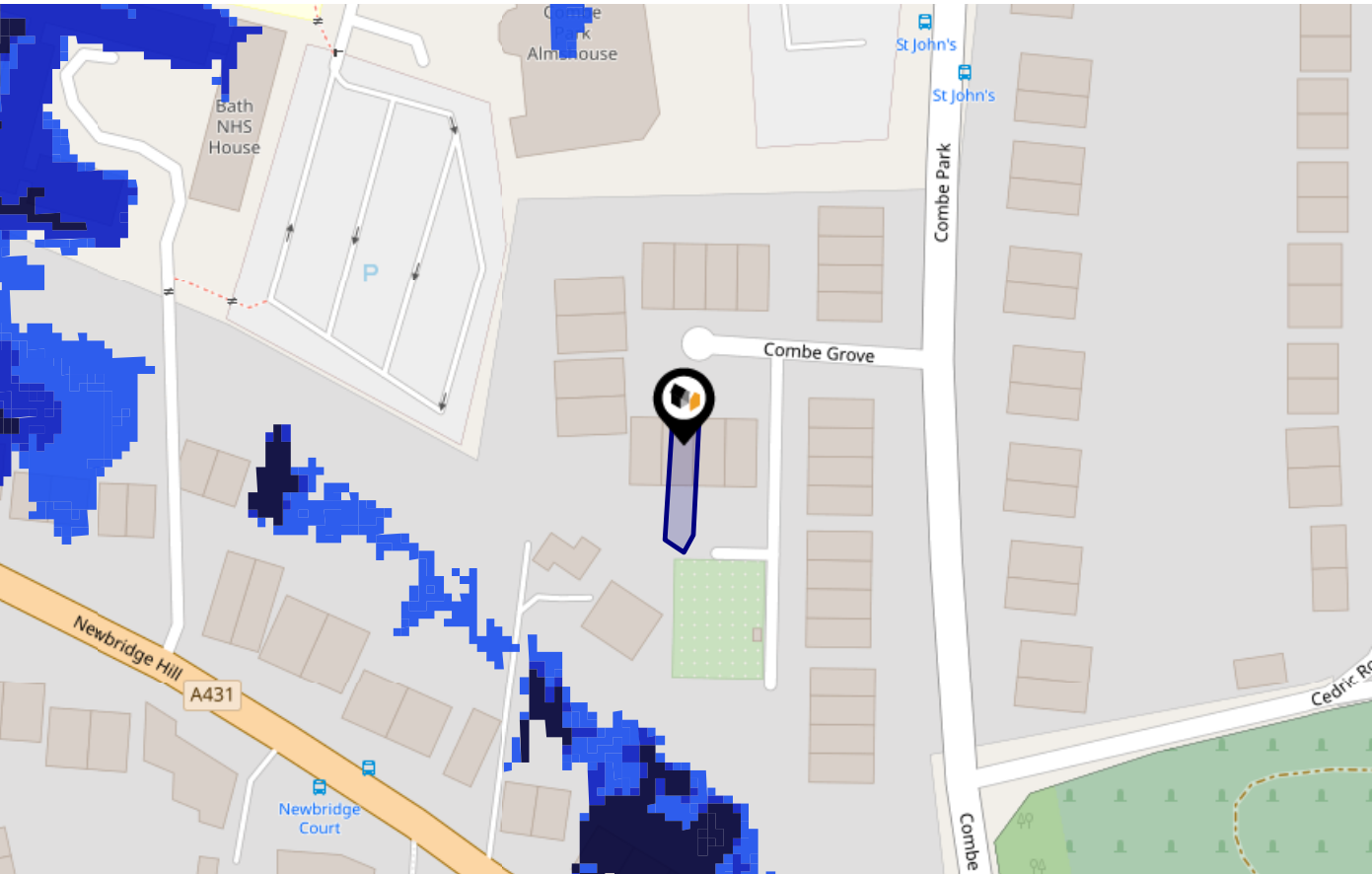


Flood Risk

Surface Water - Flood Risk

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

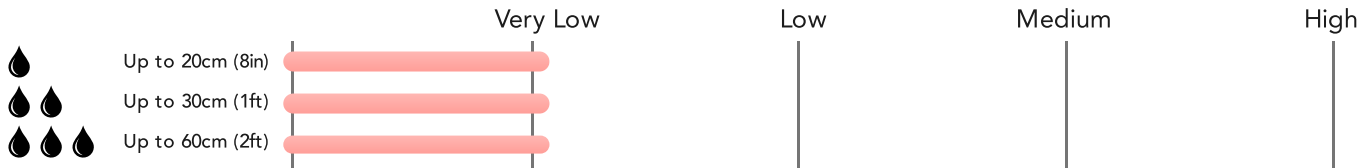


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

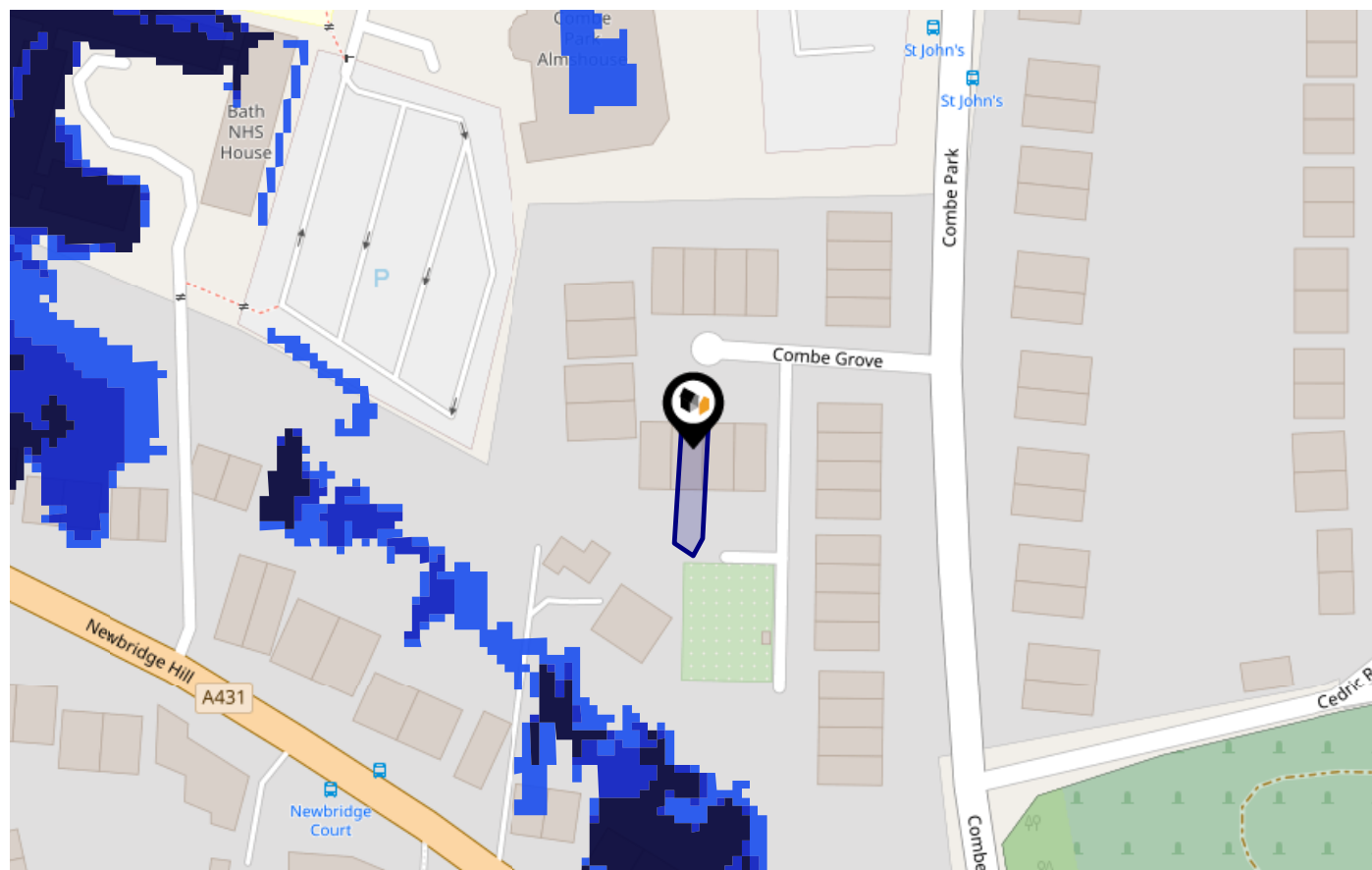


Flood Risk

Surface Water - Climate Change

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This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

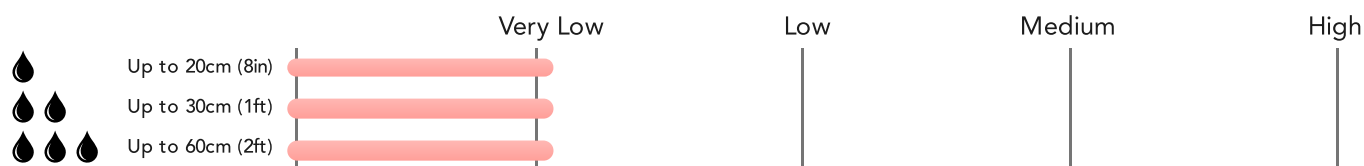


Risk Rating: Very low

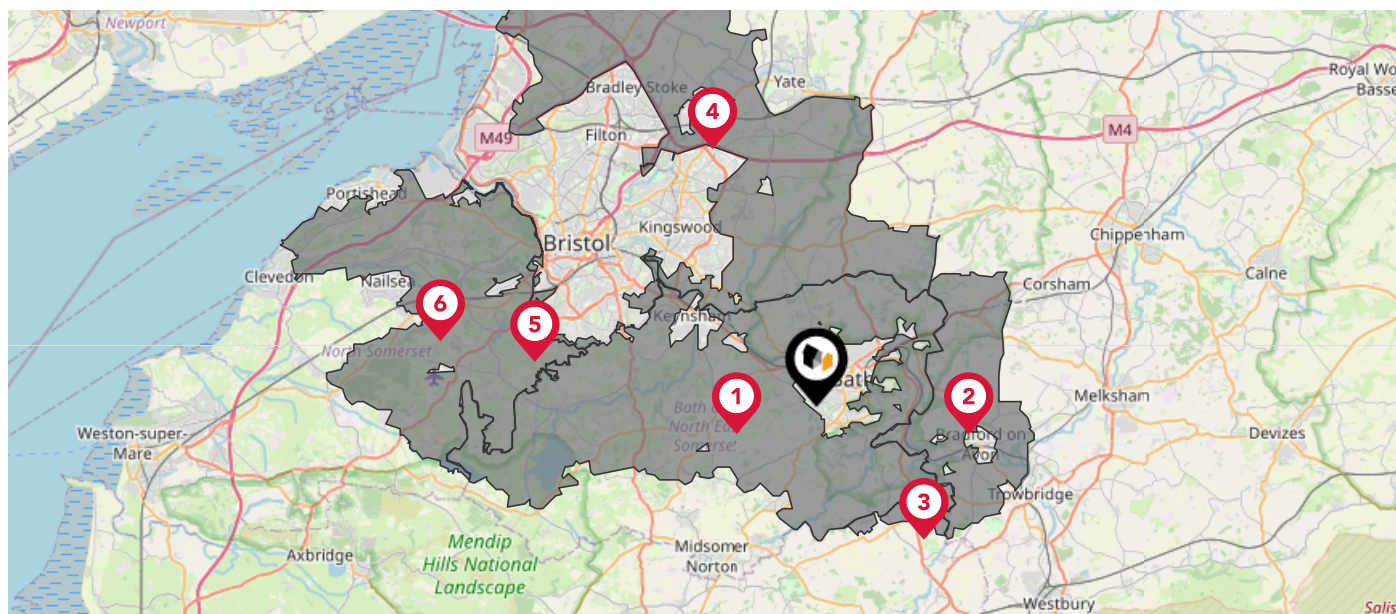
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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Chance of flooding to the following depths at this property:



This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land



Bath and Bristol Green Belt - Bath and North East Somerset



Bath and Bristol Green Belt - Wiltshire



Bath and Bristol Green Belt - Mendip



Bath and Bristol Green Belt - South Gloucestershire

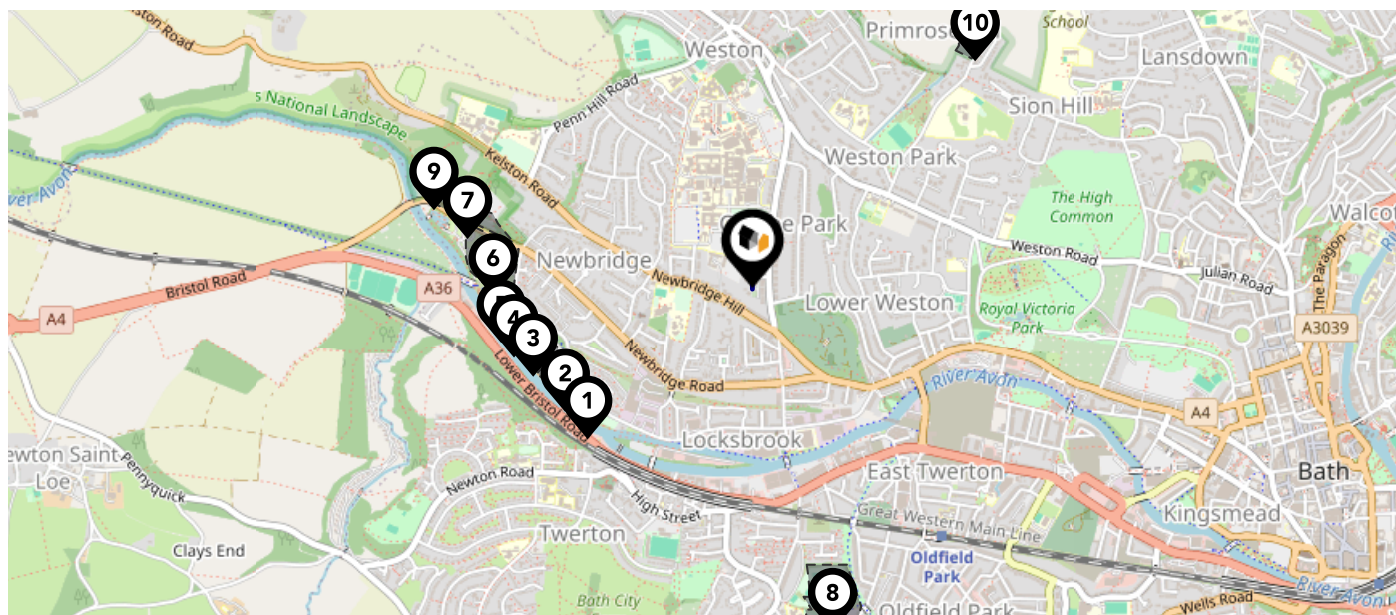


Bath and Bristol Green Belt - Bristol, City of



Bath and Bristol Green Belt - North Somerset

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

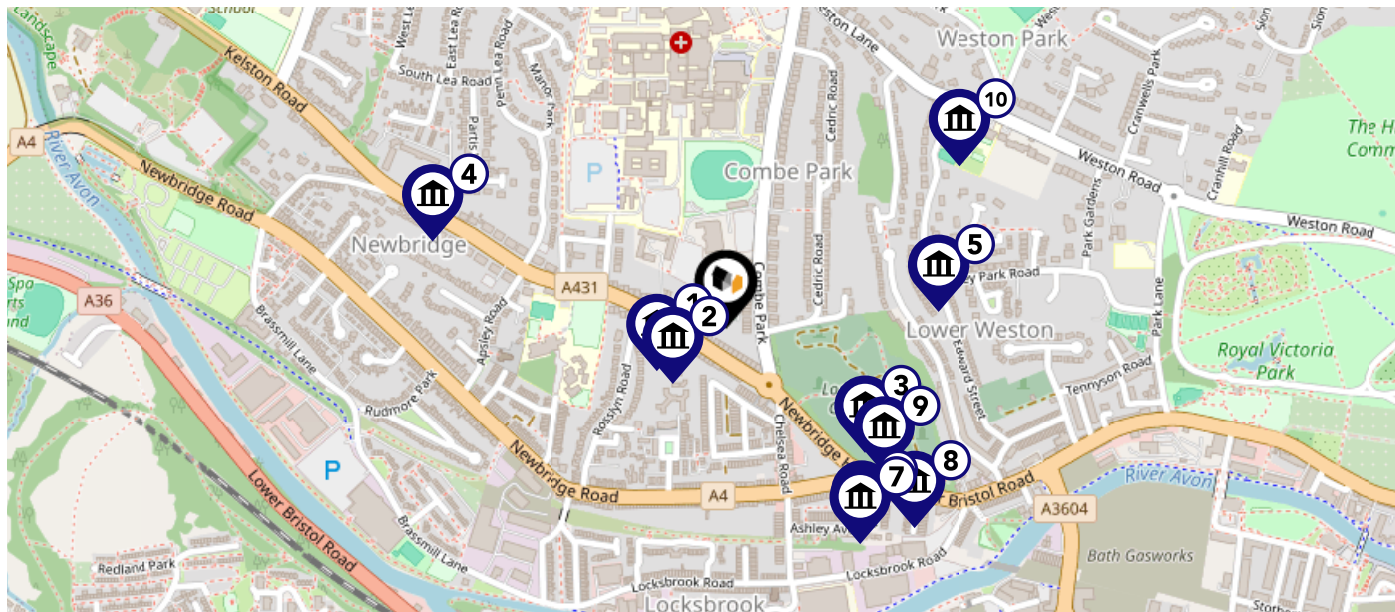
1	Brassmill Lane-Brassmill Lane, Newbridge	Historic Landfill	
2	Brassmill Lane-Brassmill Lane, Newbridge	Historic Landfill	
3	Brassmill Lane-Brassmill Lane, Newbridge	Historic Landfill	
4	Brassmill Lane-Brassmill Lane, Newbridge	Historic Landfill	
5	Brassmill Lane-Brassmill Lane, Newbridge	Historic Landfill	
6	Brassmill Lane-Brassmill Lane, Newbridge	Historic Landfill	
7	North side of Upper Bristol Road-Newbridge, Bath	Historic Landfill	
8	Victoria Brick and Tile Works-Playing Fields Off Victoria Crescent, South Twerton	Historic Landfill	
9	North side of River Avon-Newbridge, Bath	Historic Landfill	
10	Land at Primrose Hill Farm-Weston, Bath	Historic Landfill	

Maps

Listed Buildings

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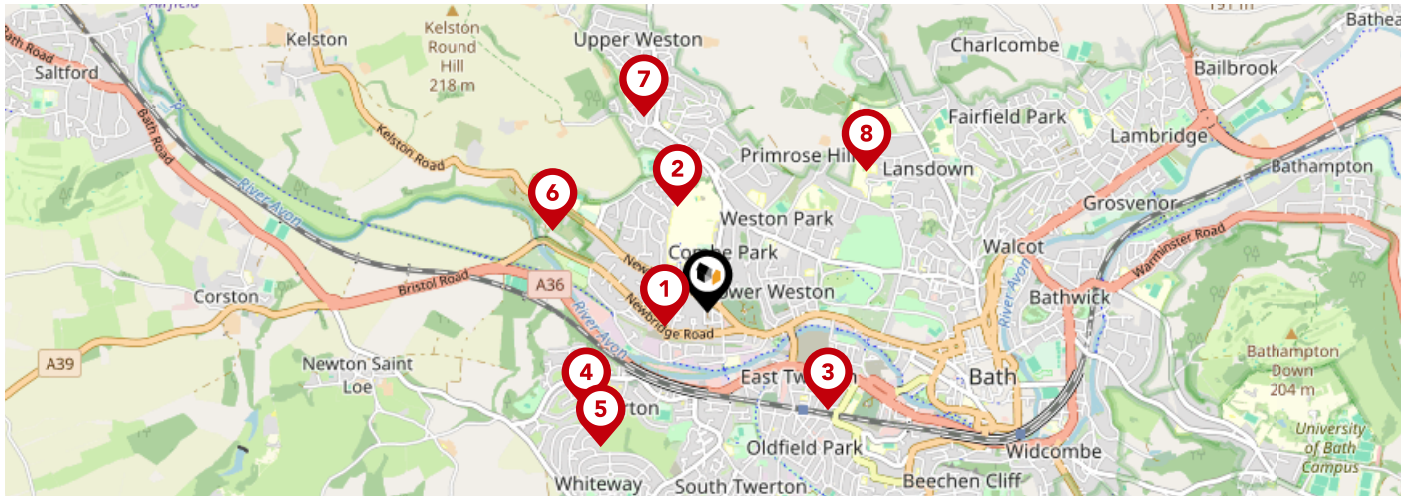
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



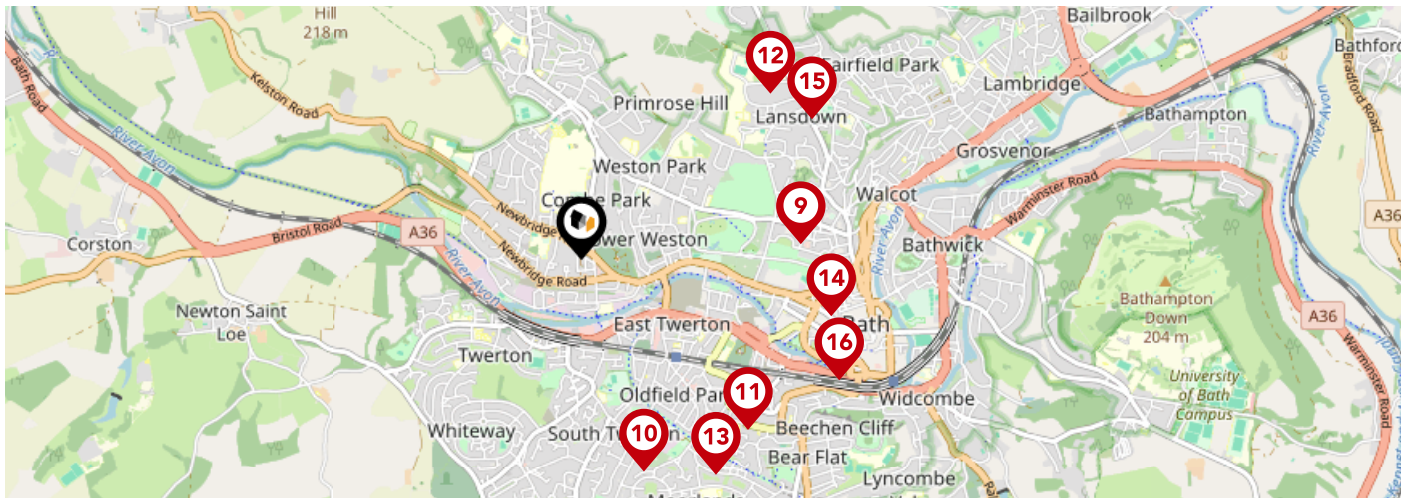
Listed Buildings in the local district		Grade	Distance
	1396296 - 69 And 71, Newbridge Hill	Grade II	0.1 miles
	1396294 - 63, Newbridge Hill	Grade II	0.1 miles
	1395454 - Twin Chapels	Grade II	0.2 miles
	1396315 - Lodge Of Partis College	Grade I	0.3 miles
	1394152 - Audley Cottage	Grade II	0.3 miles
	1405772 - The Weston Public House	Grade II	0.3 miles
	1405773 - Wessex Court (formerly Coach House To The Weston Public House)	Grade II	0.3 miles
	1395453 - Gate Piers And Boundary Walls	Grade II	0.3 miles
	1395455 - De Clarke Monument	Grade II	0.3 miles
	1395662 - The Park Preparatory School	Grade II	0.3 miles

Area Schools

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		Nursery	Primary	Secondary	College	Private
1	Newbridge Primary School Ofsted Rating: Good Pupils: 411 Distance:0.21	☐	☒	☐	☐	☐
2	St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 189 Distance:0.51	☐	☒	☐	☐	☐
3	Oldfield Park Infant School Ofsted Rating: Good Pupils: 177 Distance:0.72	☐	☒	☐	☐	☐
4	St Michaels Junior Church School Ofsted Rating: Good Pupils: 141 Distance:0.72	☐	☒	☐	☐	☐
5	Twerton Infant School Ofsted Rating: Good Pupils: 156 Distance:0.79	☐	☒	☐	☐	☐
6	Oldfield School Ofsted Rating: Good Pupils: 1262 Distance:0.81	☐	☐	☒	☐	☐
7	Weston All Saints CofE Primary School Ofsted Rating: Good Pupils: 485 Distance:0.95	☐	☒	☐	☐	☐
8	Kingswood Preparatory School Ofsted Rating: Not Rated Pupils: 474 Distance:0.98	☐	☒	☐	☐	☐

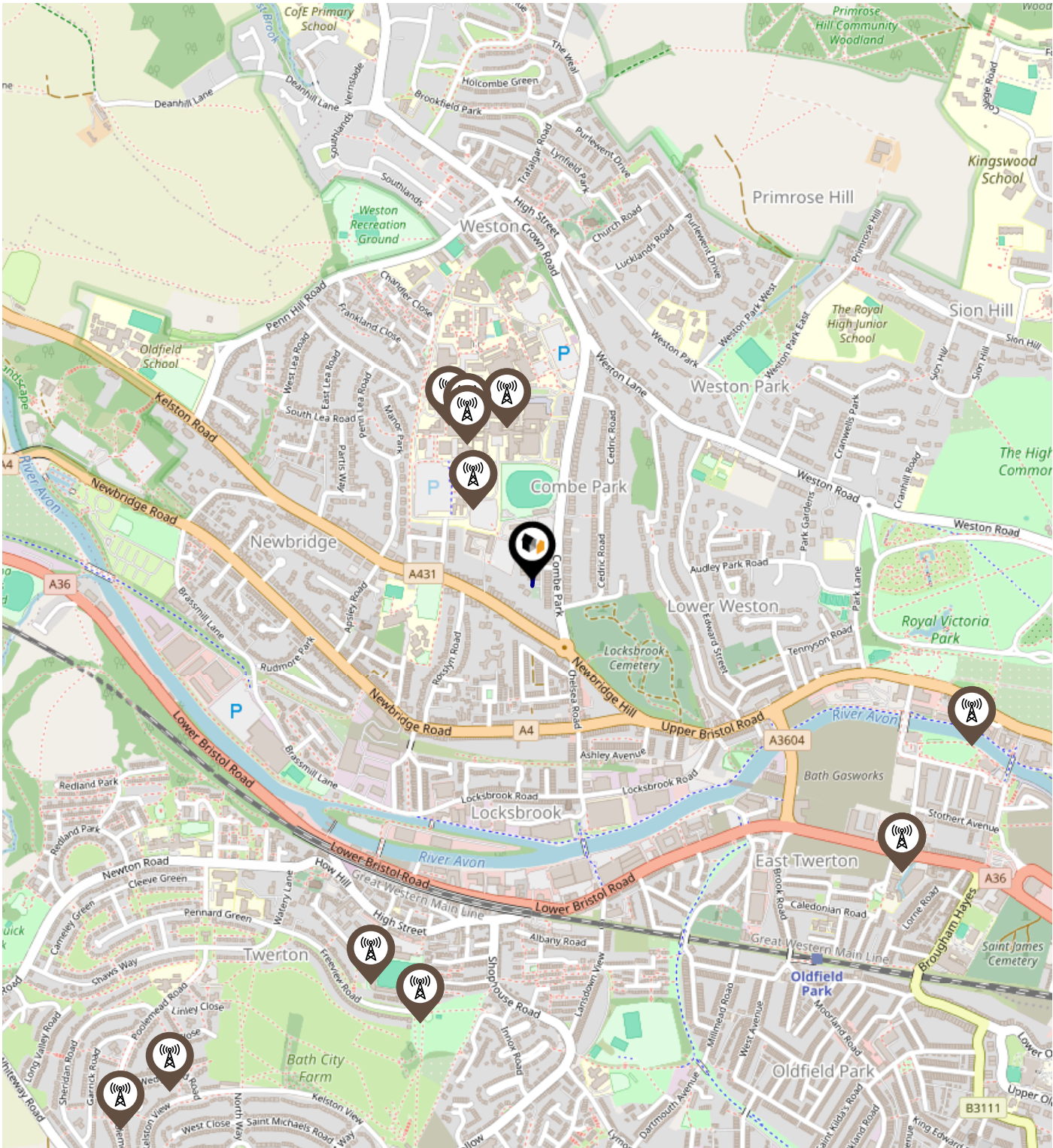


		Nursery	Primary	Secondary	College	Private
9	St Andrew's Church School Ofsted Rating: Good Pupils: 232 Distance: 1.02	☐	☒	☐	☐	☐
10	Oldfield Park Junior School Ofsted Rating: Good Pupils: 235 Distance: 1.02	☐	☒	☐	☐	☐
11	Hayesfield Girls School Ofsted Rating: Good Pupils: 1497 Distance: 1.1	☐	☐	☒	☐	☐
12	Kingswood School Ofsted Rating: Not Rated Pupils: 895 Distance: 1.17	☐	☐	☒	☐	☐
13	St John's Catholic Primary School Ofsted Rating: Good Pupils: 323 Distance: 1.17	☐	☒	☐	☐	☐
14	Bath Academy Ofsted Rating: Not Rated Pupils: 105 Distance: 1.19	☐	☐	☒	☐	☐
15	Royal High School GDST Ofsted Rating: Not Rated Pupils: 579 Distance: 1.26	☐	☐	☒	☐	☐
16	Bath College Ofsted Rating: Requires improvement Pupils: 0 Distance: 1.31	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

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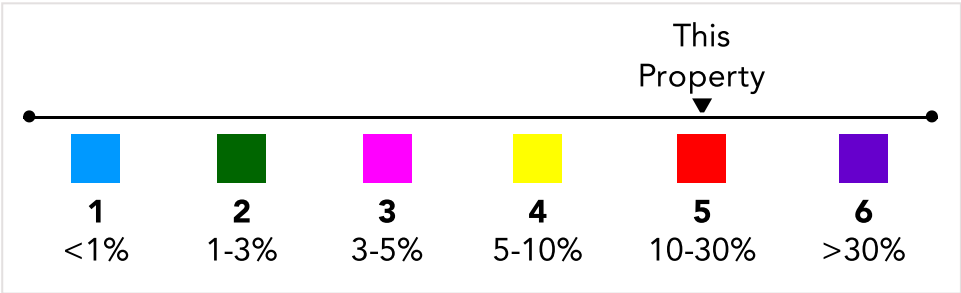
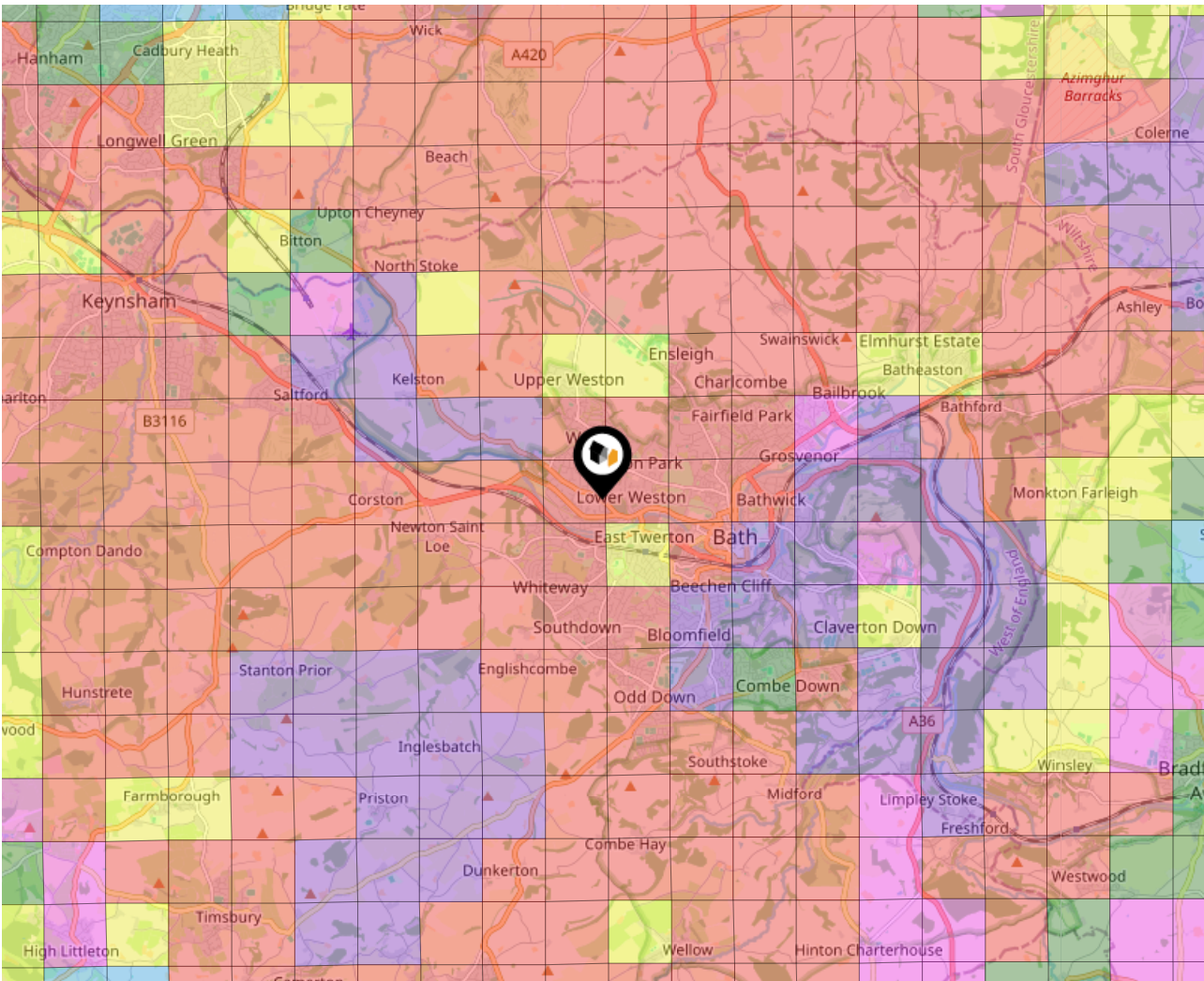


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

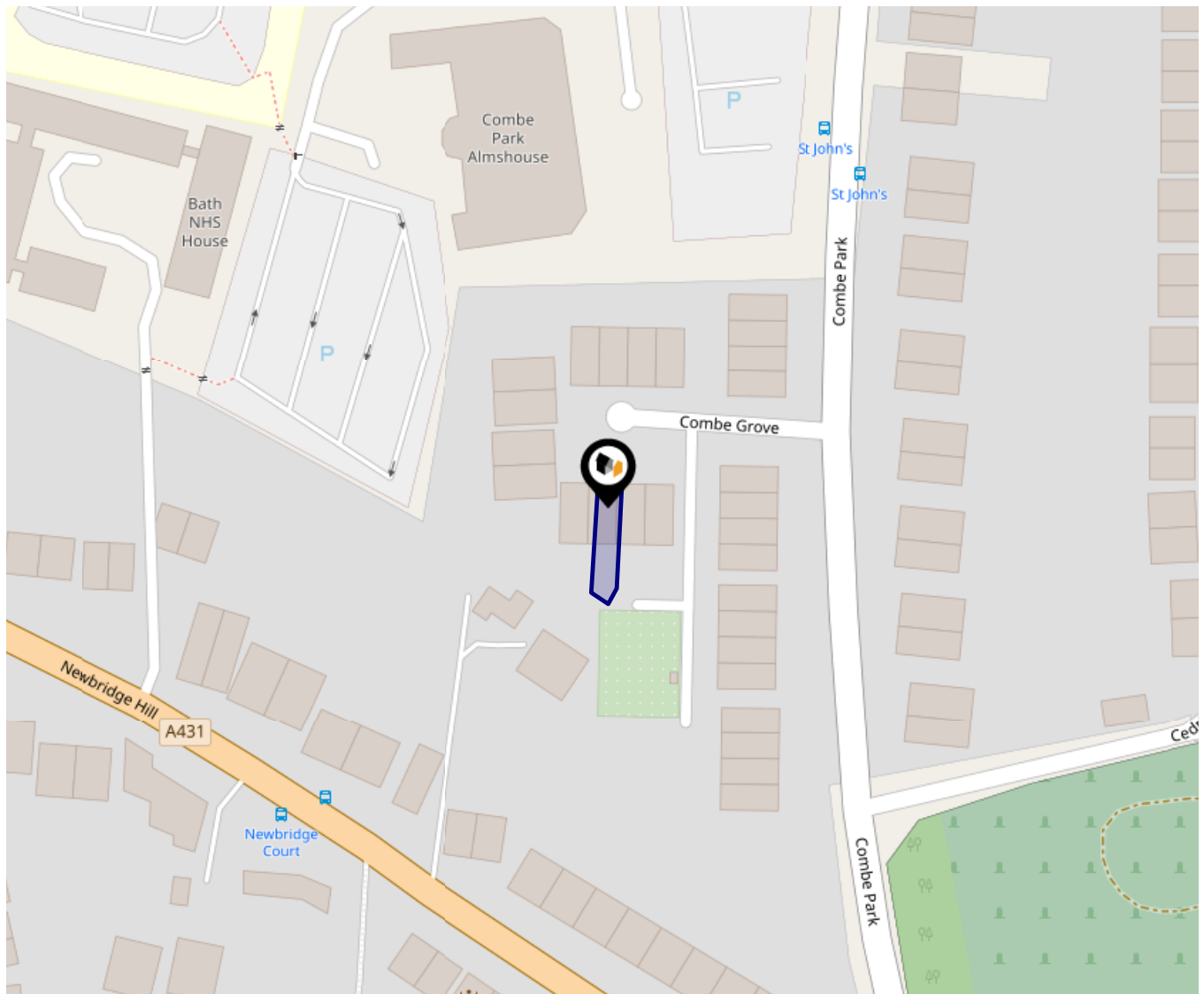
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).



Local Area

Road Noise

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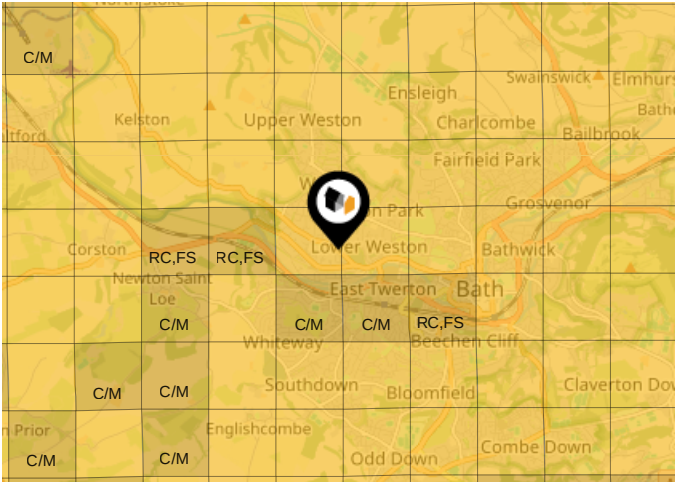
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		



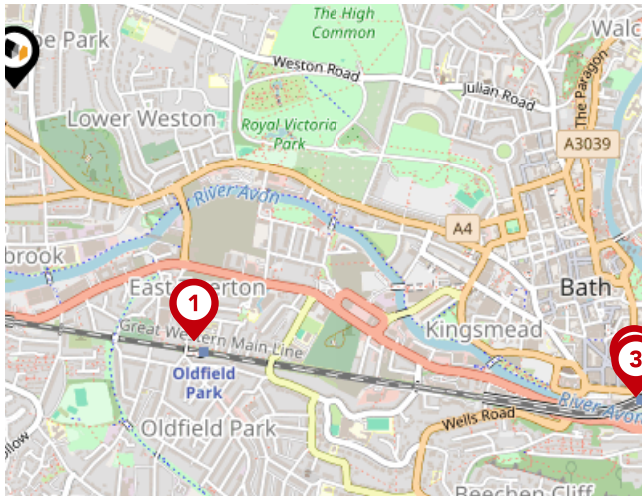
Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Area

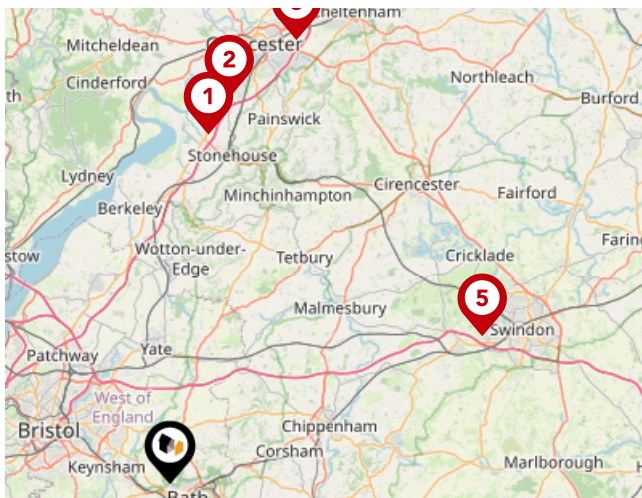
Transport (National)

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National Rail Stations

Pin	Name	Distance
	Oldfield Park Rail Station	0.72 miles
	Bath Spa Rail Station	1.59 miles
	Bath Spa Rail Station	1.61 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M5 J13	25.85 miles
	M5 J12	28.76 miles
	M5 J11A	33.93 miles
	M5 J11	36.21 miles
	M4 J16	25.57 miles

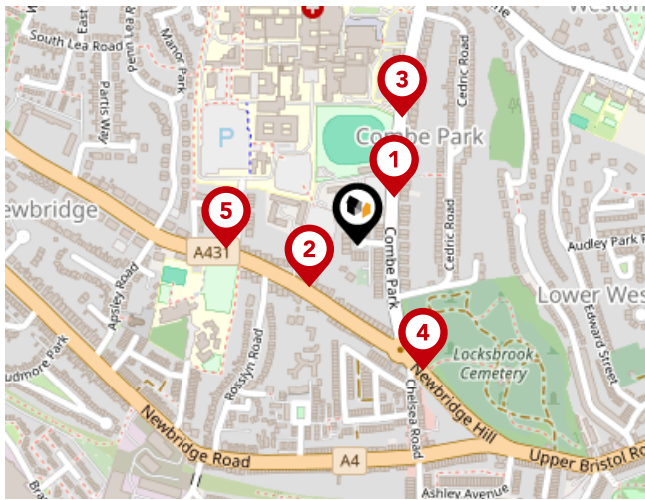


Airports/Helipads

Pin	Name	Distance
	Bristol Airport	13.84 miles
	Felton	13.84 miles
	Staverton	36.34 miles
	Cardiff Airport	40.95 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	St John's	0.07 miles
2	Newbridge Court	0.08 miles
3	RUH - A&E	0.16 miles
4	Chelsea Road	0.16 miles
5	Evelyn Road	0.15 miles

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Estate Agency is changing and moving away from the traditional High Street which is why I have set up my own agency where I can use my vast levels of experience and offer a truly personal, one to one service, to make the whole process as smooth and stress free as possible for my clients. I pride myself on giving good, honest and sensible advice and will be with you every step of the way, from the initial valuation, to conducting the viewings, negotiating the sale and handing over the keys on completion day.

As I pride myself on my quality service and attention to detail, I only keep a limited number of properties on the market at any one time to ensure I give my utmost attention to my customers, their property, potential buyers and offer you a higher level of service that I feel each customer deserves.

Testimonial 1



We approached Scott when it came to the point of selling our home. After considering a few options, Scott's professional yet friendly approach confirmed we had chosen well. This was my first time selling, and the support given from the start to the end of journey was fantastic. I will have no hesitation in choosing Scott when the time comes to move home again. Absolute professional.

Testimonial 2



Scott was instrumental in us achieving what we wanted out of the sale of our property. He was informative, honest and excellent at communicating throughout the process. As first time sellers we were unsure about what to expect and had an air of anxiety about the process however Scott gave us constant reassurance, really held our hands throughout the whole thing and went over and above to over deliver on our expectations. Highly recommend!

Testimonial 3



Scott has been an absolute savior for us in selling our rental property. He was so knowledgeable and self motivated. He succeeded in providing us with a quick and stress free sale where other agents had failed us. Thank you Scott, you will forever be our go to man for anything home related.

Testimonial 4



My house was on the market for a year with no success. I used Scott to inject some belief into actually selling our home. It was well worth the switch and we sold in a few weeks with two offers!



/scottwindlethelocalpropertyguy



/scottwindlethelocalpropertyguy/



/in/scott-windle-913a1325/

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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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