

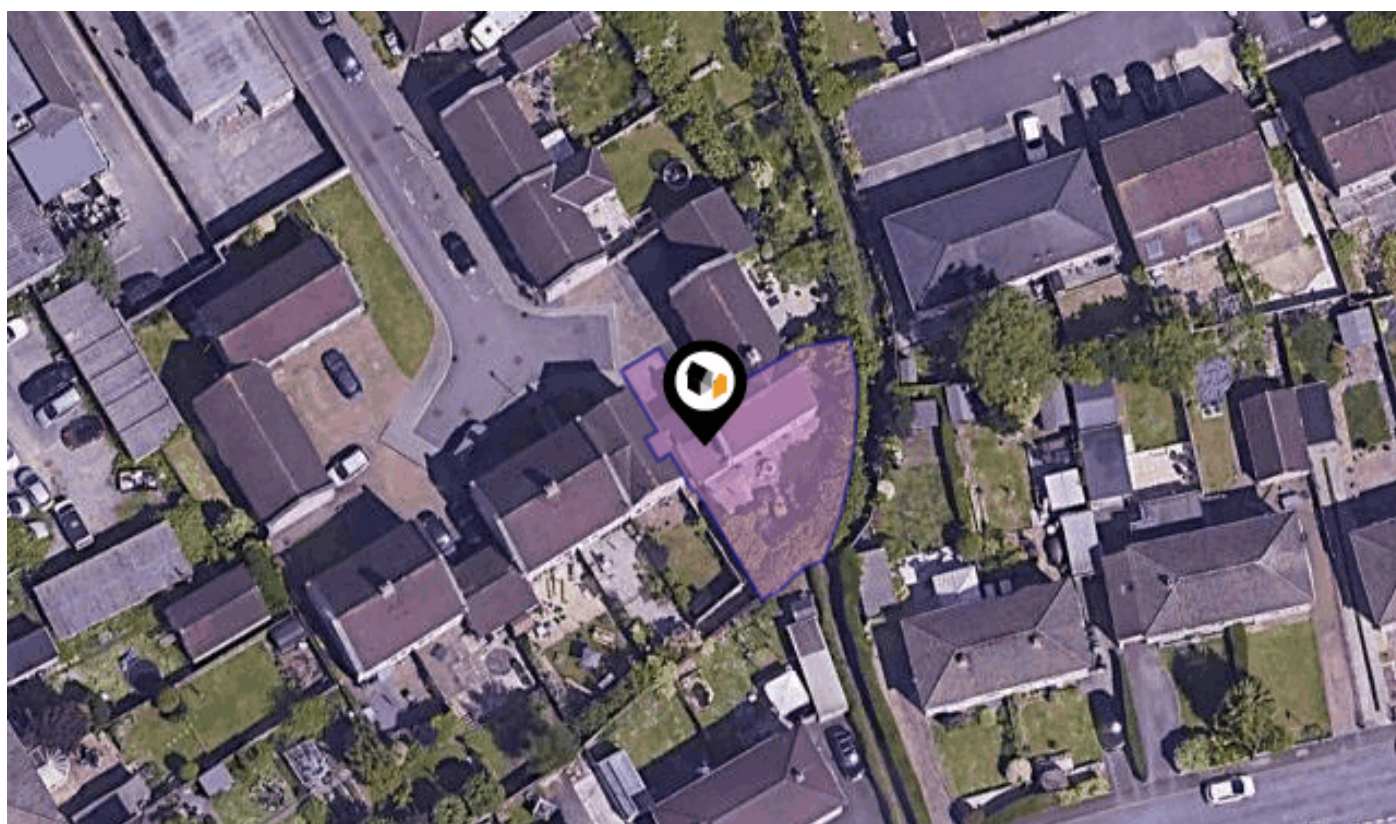


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 05<sup>th</sup> February 2026



## SABIN CLOSE, BATH, BA2

Asking Price : £425,000

### 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



A very nice and spacious freehold semi - detached family home being sold with no onward chain. Martin & Co Bath office are offering for sale this very nice and good-sized family home for sale located in this very popular area.

Tucked away in the corner of Sabin Close this property would make an excellent family home or investment, as it has been rented out for several years generating a good income. Location The property is only a short walk away from Tesco Express for your daily essentials and approximately 1.5 miles away from Sainsbury's supermarket. This area is well liked by families due to the proximity of local primary and secondary schools along with Bath Sports and leisure Centre.

Alternatively, there are more shops in Moorland Road's 1.2 miles away or If you want to travel into Bath City Centre and take advantage of its amazing High Street, its easily accessible by car with several car parks. There are good local bus services that run regularly or if you want to stretch your legs you can walk in, which is around 2 miles. From Bath Spa there are very good services to the surrounding areas and if you need to commute to London there this the Paddington train with fastest train taking around 1 hour 16 minutes with no delays.

The accommodation Ground floor. As you enter to the property to the right-hand side is a downstairs WC and to the left the main entrance hallway with tiled flooring radiator and an understairs storage space. Off the entrance hallway is the main reception room with double glazed windows and double-glazed French doors with direct access out to the garden. There is an ornamental fireplace with a coal effect fire, radiators and wooden laminated flooring. The kitchen/ dining room is a good space and allows for a lot a natural light as you can see from the photos with a side facing double glazed window and double-glazed front doors out to the rear garden and room for a decent size table.

The Kitchen itself has plenty of work top surfaces along with a single drainer sink unit with mixer taps and splash backs, a range of wall and base units providing storage with concealed lighting. There is a built-in gas hob and oven with an overhead extractor fan and a plumbing for a washing machine, down lights and tiled flooring. 1st floor. The first floor landing is carpeted and there is access to a loft space. Bedroom 1 is at the back of the house overlooking the rear garden with double glazed windows, radiators, built in storage cupboard and carpet covered flooring.

There is an added advantage of an En- suite shower room with a self-contained shower along with a double-glazed frosted window, WC and sink unit. Bedroom 2 has a rear aspect double glazed window, radiator, built in storage cupboard and carpet covered flooring. Bedroom 3 overlooks the front of the property and has a double-glazed window, a radiator, built in storage and carpet covered flooring.

There is a modern family bathroom which has an enclosed panelled bath and shower, low level WC, pedestal wash hand basin, tiled flooring and a frosted double-glazed window. Outside To the rear of the property is a good sized and easily maintainable garden with an assortment of flowers, shrubbery, miniature trees and personal side access. From the garden there is also access into the garage which would fit a small family car and there is off road parking for 2 cars to the front. .

Agents notes.

Gas Safety check 25/09/2025




EICR valid until 26/10/2026

















## Property

Type:	Semi-Detached	Asking Price:	£425,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	979 ft <sup>2</sup> / 91 m <sup>2</sup>		
Plot Area:	0.06 acres		
Year Built :	2006		
Council Tax :	Band D		
Annual Estimate:	£2,266		
Title Number:	ST252122		

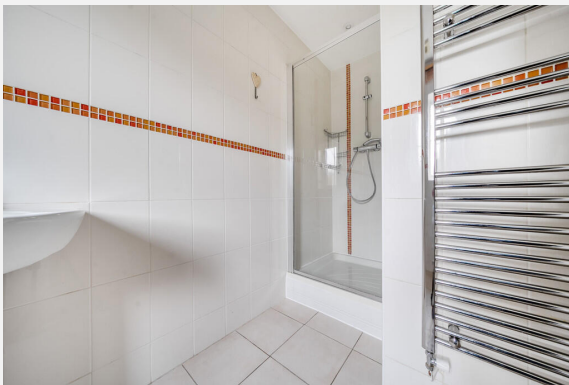
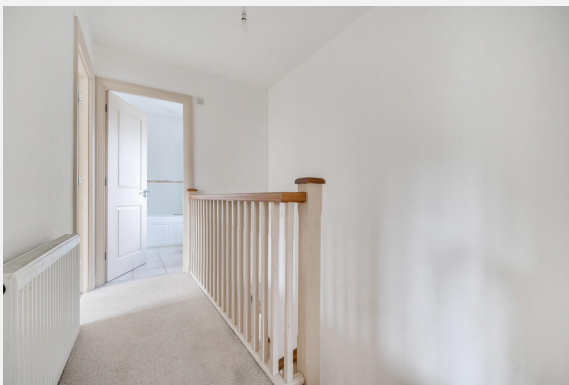
## Local Area

Local Authority:	Bath and north east somerset	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	3	80	1000
Flood Risk:		mb/s	mb/s	mb/s
• Rivers & Seas	Very low			
• Surface Water	Low			

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











SABIN CLOSE, BATH, BA2



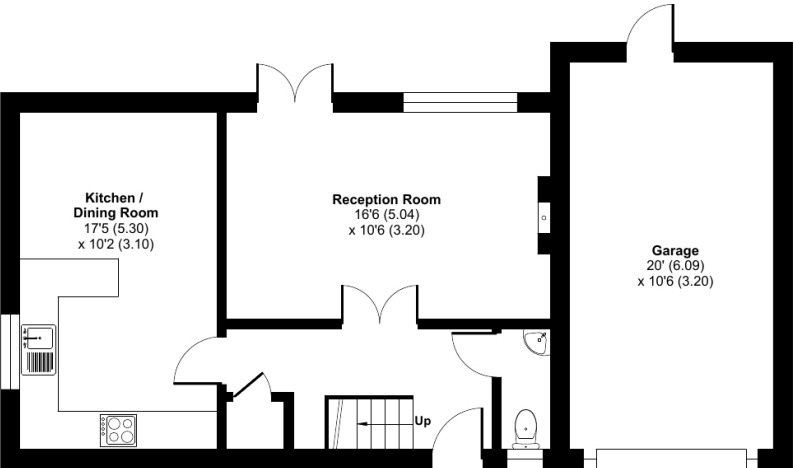
Sabin Close, Bath, BA2

Approximate Area = 952 sq ft / 88.4 sq m

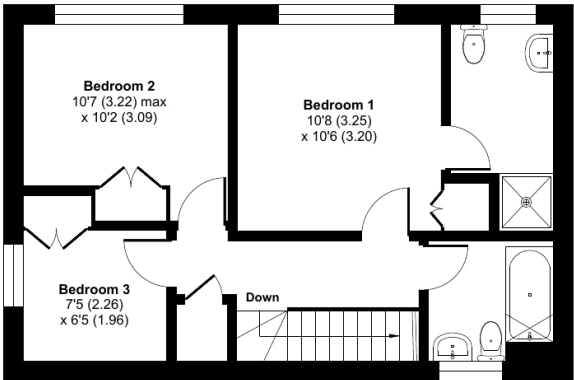
Garage = 210 sq ft / 19.5 sq m

Total = 1162 sq ft / 107.9 sq m

For identification only - Not to scale



GROUND FLOOR

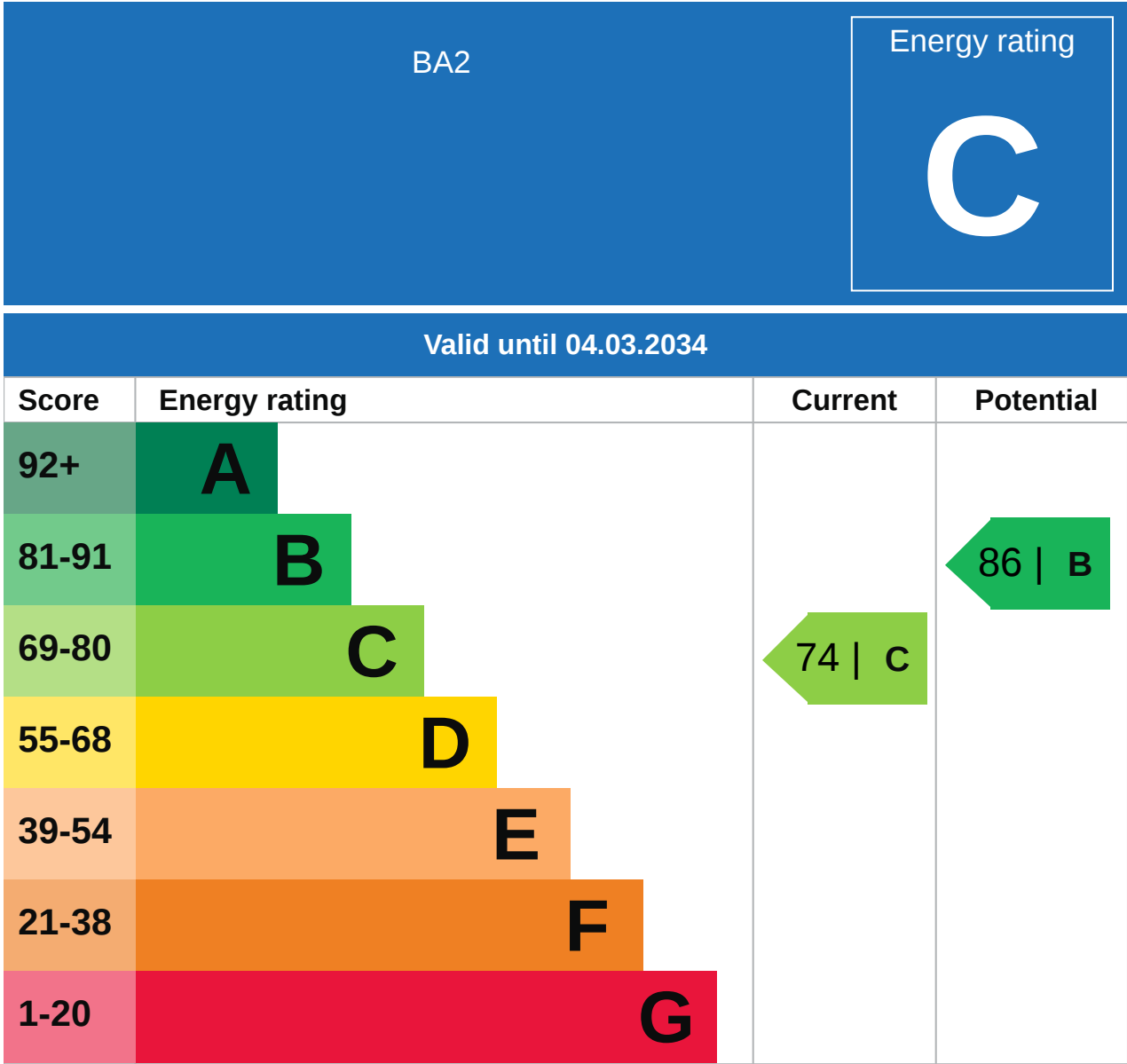


FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3cheom 2026. Produced for Martin & Co (Ambiance Properties Ltd). REF: 1397246







## Additional EPC Data

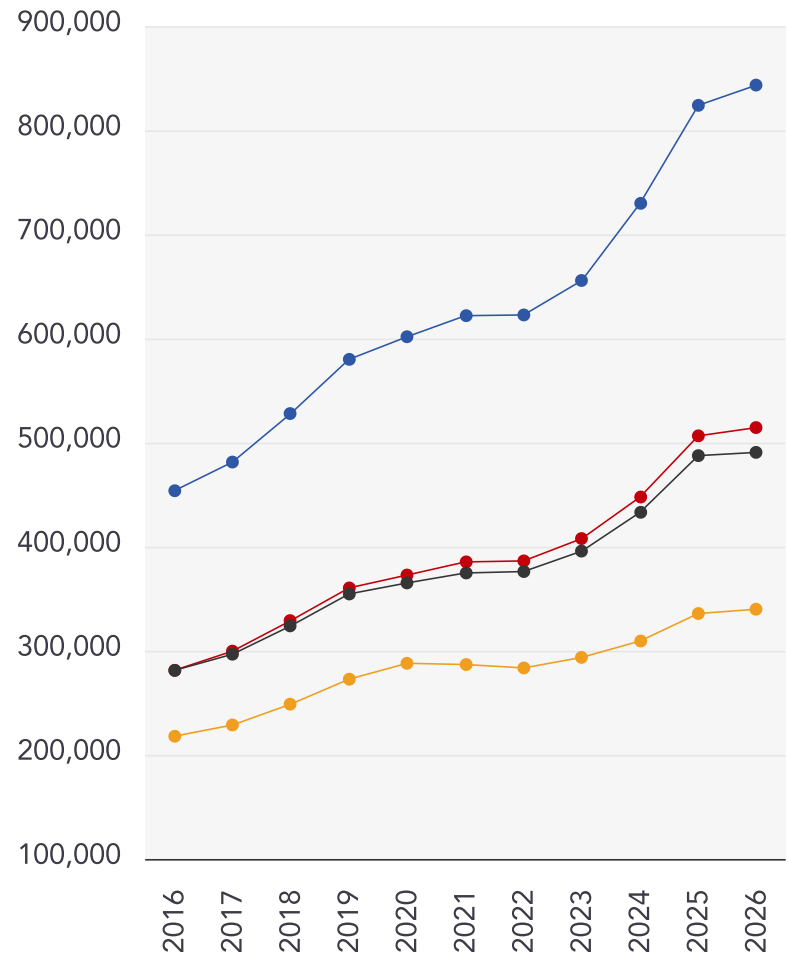
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<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 93% of fixed outlets
<b>Floors:</b>	Suspended, insulated (assumed)
<b>Total Floor Area:</b>	91 m <sup>2</sup>

8, Sabin Close, Bath, BA2 2EY			
Last Sold Date:	05/09/2024	27/03/2020	26/01/2007
Last Sold Price:	£419,950	£330,000	£229,000
1, Sabin Close, Bath, BA2 2EY			
Last Sold Date:	27/05/2022	08/12/2006	
Last Sold Price:	£430,000	£249,950	
7, Sabin Close, Bath, BA2 2EY			
Last Sold Date:	05/08/2021	15/12/2006	
Last Sold Price:	£385,000	£235,000	
6, Sabin Close, Bath, BA2 2EY			
Last Sold Date:	23/09/2019	11/09/2009	15/12/2006
Last Sold Price:	£325,000	£225,000	£225,000
10, Sabin Close, Bath, BA2 2EY			
Last Sold Date:	18/12/2014	28/09/2007	
Last Sold Price:	£275,000	£220,000	
3, Sabin Close, Bath, BA2 2EY			
Last Sold Date:	15/09/2014	04/01/2007	
Last Sold Price:	£320,000	£245,000	
4, Sabin Close, Bath, BA2 2EY			
Last Sold Date:	12/06/2014	01/12/2006	
Last Sold Price:	£320,000	£245,000	
9, Sabin Close, Bath, BA2 2EY			
Last Sold Date:	18/03/2011	16/03/2007	
Last Sold Price:	£226,000	£225,000	
11, Sabin Close, Bath, BA2 2EY			
Last Sold Date:	03/08/2007		
Last Sold Price:	£225,000		
5, Sabin Close, Bath, BA2 2EY			
Last Sold Date:	15/12/2006		
Last Sold Price:	£230,000		
2, Sabin Close, Bath, BA2 2EY			
Last Sold Date:	10/11/2006		
Last Sold Price:	£245,000		

**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 BA2



Detached

**+85.88%**

Semi-Detached

**+82.93%**

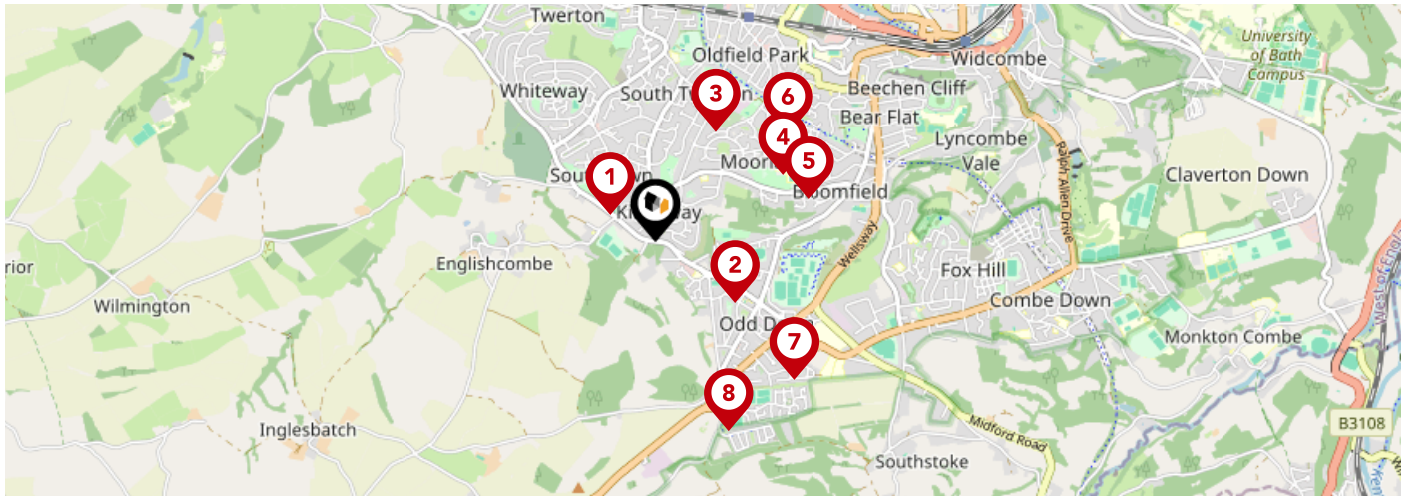
Terraced

**+74.5%**

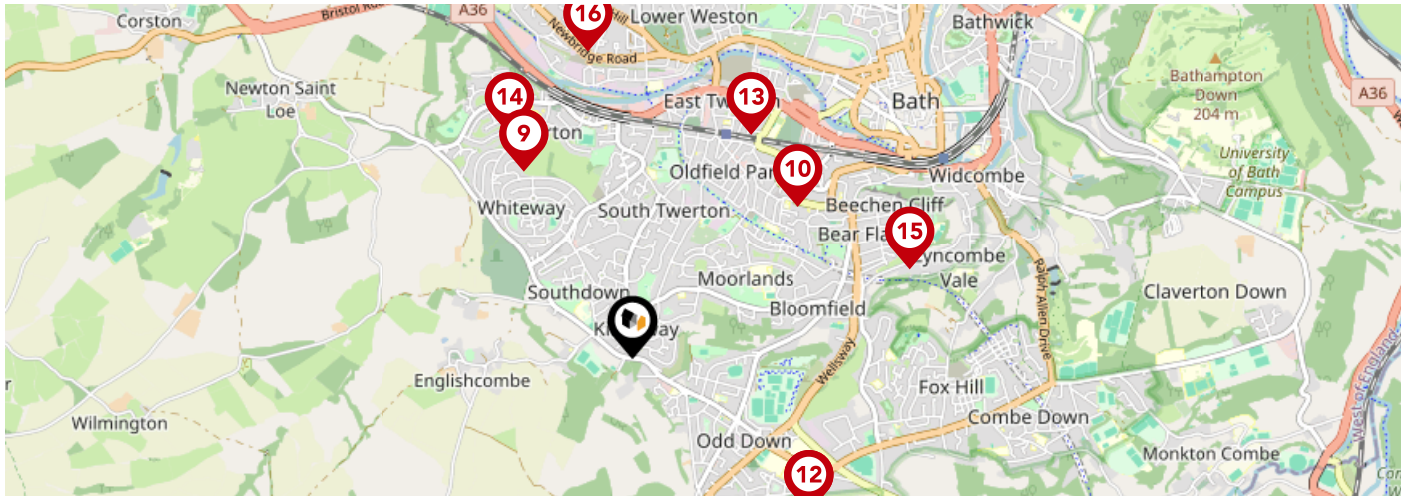
Flat

**+56%**





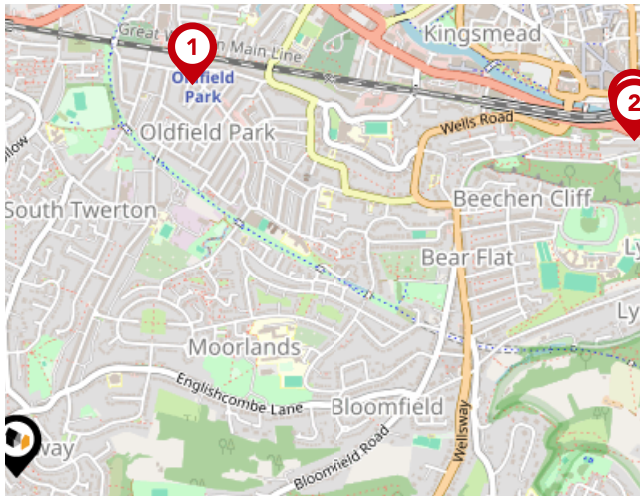
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Roundhill Primary School</b> Ofsted Rating: Special Measures   Pupils: 280   Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Philip's CofE Primary School</b> Ofsted Rating: Good   Pupils: 276   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Oldfield Park Junior School</b> Ofsted Rating: Good   Pupils: 235   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Moorlands Infant School</b> Ofsted Rating: Good   Pupils: 177   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Moorlands Junior School</b> Ofsted Rating: Good   Pupils: 230   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St John's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 323   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Martin's Garden Primary School</b> Ofsted Rating: Requires improvement   Pupils: 203   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Saint Gregory's Catholic College</b> Ofsted Rating: Good   Pupils: 1036   Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Twerton Infant School</b> Ofsted Rating: Good   Pupils: 156   Distance: 1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hayesfield Girls School</b> Ofsted Rating: Good   Pupils: 1497   Distance: 1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Three Ways School</b> Ofsted Rating: Good   Pupils: 236   Distance: 1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Aspire Academy</b> Ofsted Rating: Good   Pupils: 101   Distance: 1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Oldfield Park Infant School</b> Ofsted Rating: Good   Pupils: 177   Distance: 1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Michaels Junior Church School</b> Ofsted Rating: Good   Pupils: 141   Distance: 1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Beechen Cliff School</b> Ofsted Rating: Good   Pupils: 1210   Distance: 1.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Newbridge Primary School</b> Ofsted Rating: Good   Pupils: 411   Distance: 1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

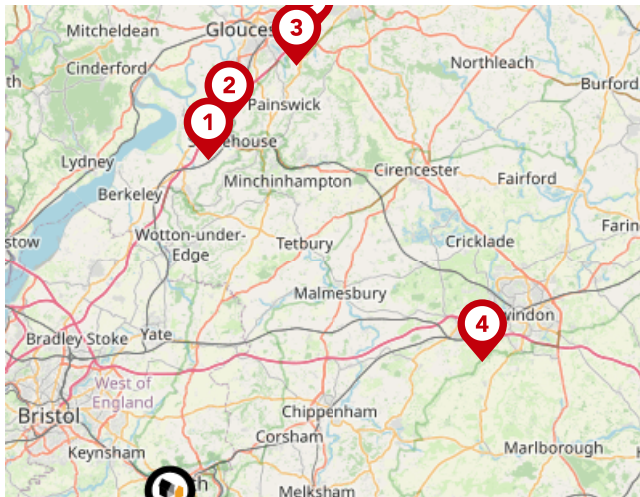
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Oldfield Park Rail Station	0.99 miles
2	Bath Spa Rail Station	1.63 miles
3	Bath Spa Rail Station	1.64 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	27.33 miles
2	M5 J12	30.23 miles
3	M5 J11A	35.36 miles
4	M4 J16	26.24 miles
5	M5 J11	37.65 miles



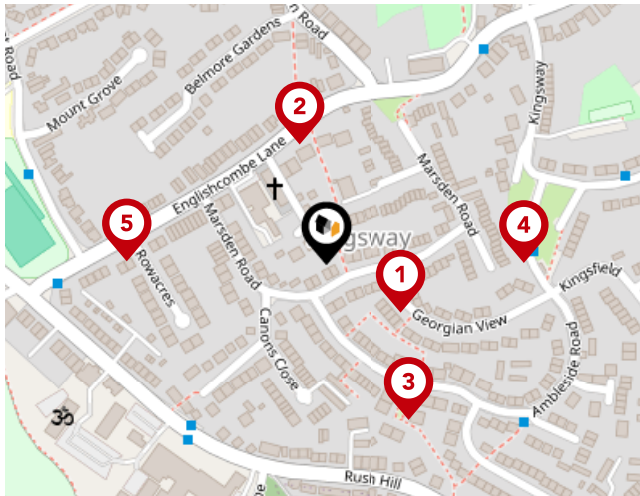
### Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	13.92 miles
2	Felton	13.92 miles
3	Staverton	37.77 miles
4	Cardiff Airport	41.02 miles



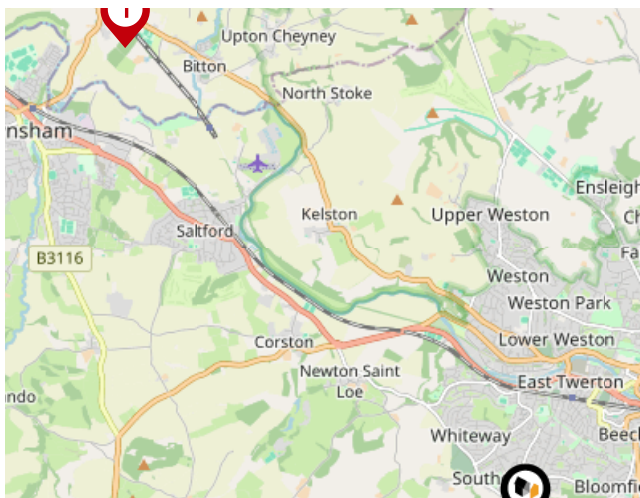
# Area

## Transport (Local)



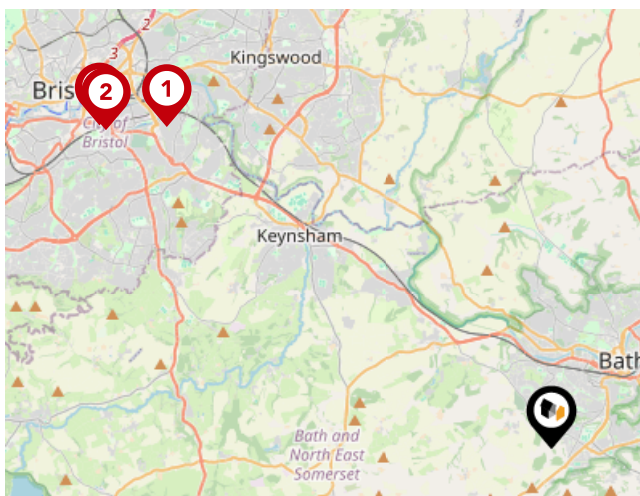
### Bus Stops/Stations

Pin	Name	Distance
1	Marsden Road	0.05 miles
2	Southdown Road	0.07 miles
3	Ambleside Road	0.1 miles
4	Georgian View	0.11 miles
5	Padleigh Turn	0.12 miles



### Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	5.79 miles



### Ferry Terminals

Pin	Name	Distance
1	Netham Lock Ferry Terminal	9.26 miles
2	Temple Meads Station Ferry Landing	10.15 miles
3	Temple Bridge (Bristol) Ferry Landing	10.28 miles



### Martin & Co Bath

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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

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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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01225 429999

david.minors@martinco.com

[www.martinco.com/estate-agents-and-letting-agents/branch/bath](http://www.martinco.com/estate-agents-and-letting-agents/branch/bath)

