

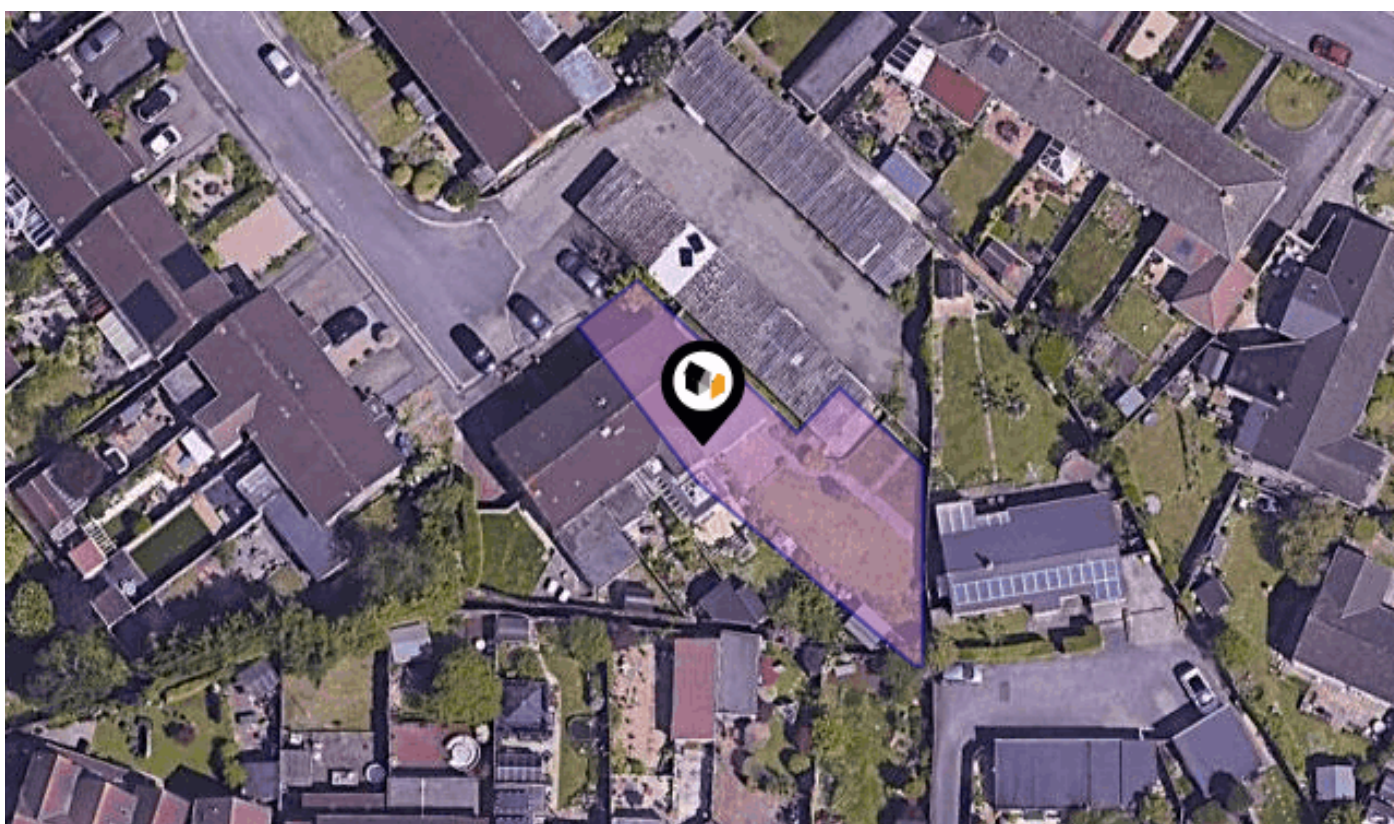


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 01<sup>st</sup> September 2025**



## CANONS CLOSE, BATH, BA2

**Price Estimate :** £400,000

### Martin & Co Bath

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Martin and Co Bath Residential Sales are offering for sale, this very well-maintained family home which has been extended and sits on one of the largest plots of land in this sought after Cul de sac. Canons Close is located very close to Englishcombe Lane which is ideal for local bus routes into the City Centre, University of Bath and local shops including a Tesco Express and if you want a larger supermarket within easy reach there is a Sainsburys Superstore on the Frome Road.

The area is well known for its local schools such as Roundhill Primary School and Saint Gregory's Catholic College, there is a local doctor at Rush Hill Surgery, and the closest Hospital is St Martins Hospital Bath which is under a mile away. Bath enjoys international acclaim as a World Heritage Site for its Georgian architecture and Roman heritage and offers a wide variety of cultural, leisure and business amenities along with excellent restaurants and boutique shops and large retailers.

There are some very well-regarded schools nearby in both the state and private sectors, and sporting facilities include Bath Racecourse, Lansdown Golf Club and Lansdown Tennis/Squash Club and The Rec the home of Bath Rugby. The accommodation. As you enter the property there is a porch which has plenty of space for shoes and hanging space for coats. From the porch you head straight into the reception room which is an excellent size as you can see from the photos.

To the front is a double-glazed window which allows plenty of natural light and along with a TV Point , radiator , stairs to the 1st floor and wooden laminated flooring. Directly behind the reception is the Modern kitchen which has a side aspect double glazed window, a good range of wall and base units providing storage, a gas hob and oven with overhead extractor fan along with plumbing for a dish washer, space for a fridge freezer, laminated work top surfaces, spotlights, and part tiled walls.

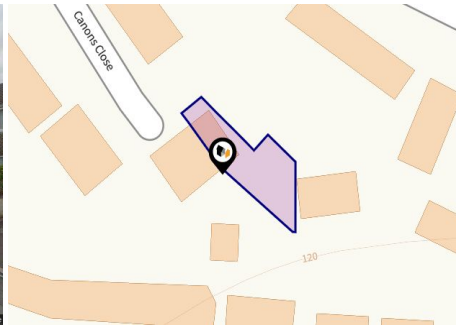
Behind the kitchen is the extended dining room / family room which has wooden laminated flooring , radiator, and double-glazed patio doors out to the patio and rear garden. Off this room there is a utility area with a double-glazed window, electric shower, shower rail and curtain. There is a low-level WC and wall mounted wash hand basin, space for a washing machine and a tumble dryer. Upstairs there are three bedrooms and a family bathroom.

The loft space has boarded for extra storage with an integrated loft ladder and lighting. Bedroom 1 overlooks the front of the property and has a double-glazed window , radiator, space for a wardrobe and carpet covered flooring. Bedroom 2 has rear aspect double glazed window, shelving, a radiator, and carpet covered flooring. Bedroom 3 which is also to the rear of property has a double-glazed window, shelving, a radiator, and carpet covered flooring.

The family bathroom is modern with a double-glazed window, an enclosed panelled bath with a shower , shower rail and curtain. There is a low-level WC, a pedestal wash hand basin, radiator and is tiled. Outside. The front garden is lawned and there is non-restrictive parking in the road.

The rear garden is an amazing plot being one of the biggest in Canons Drive. There is a large patio area which is a good entertaining space leading up to a very large lawned area with trees, flowers, and shrubbery borders. There is direct access to the garage, which is a small block of garages and the garden is enclosed by wooden fencing.




All viewings are by appointment only through Martin and Co Residentials Sales Bath Office.













## Property

Type:	Terraced	Price Estimate:	£400,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	968 ft <sup>2</sup> / 90 m <sup>2</sup>		
Plot Area:	0.09 acres		
Year Built :	1967-1975		
Council Tax :	Band D		
Annual Estimate:	£2,266		
Title Number:	ST17556		

## Local Area

Local Authority:	Bath and north east somerset	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	22	74	1000
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)						
						
O <sub>2</sub>	EE	3	O <sub>2</sub>			













CANONS CLOSE, BATH, BA2

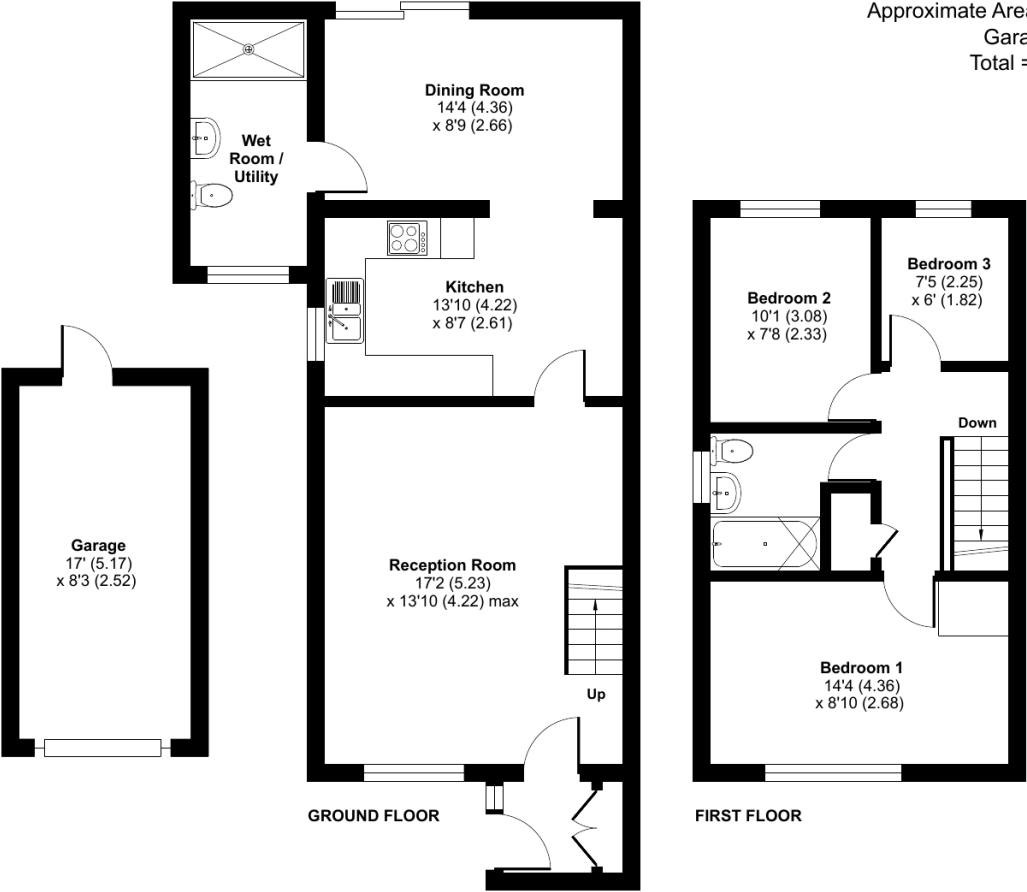
Canons Close, Bath, BA2

Approximate Area = 993 sq ft / 92.2 sq m

Garage = 140 sq ft / 13 sq m

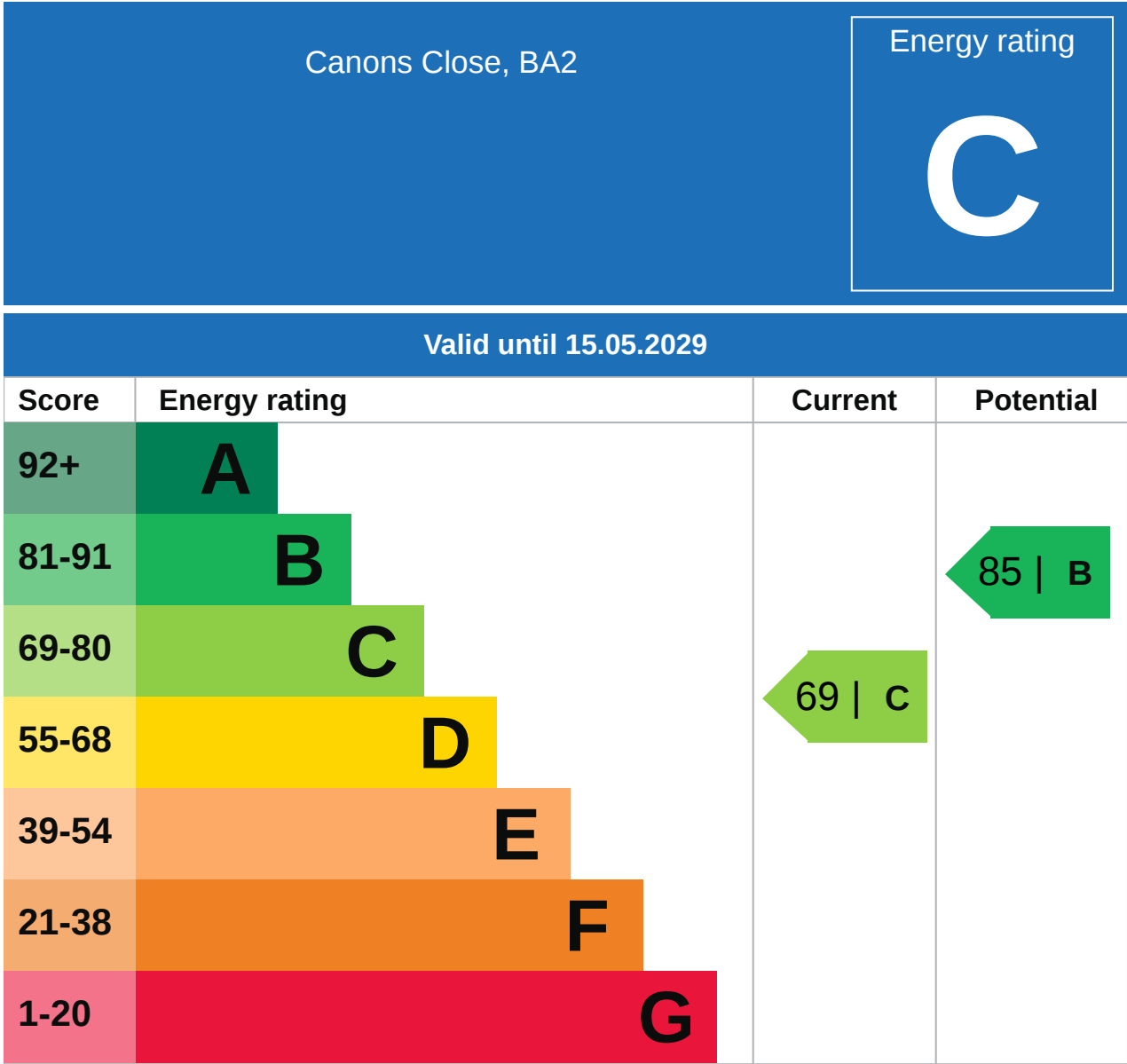
Total = 1133 sq ft / 105.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Martin & Co (Ambiance Properties Ltd). REF: 1344130





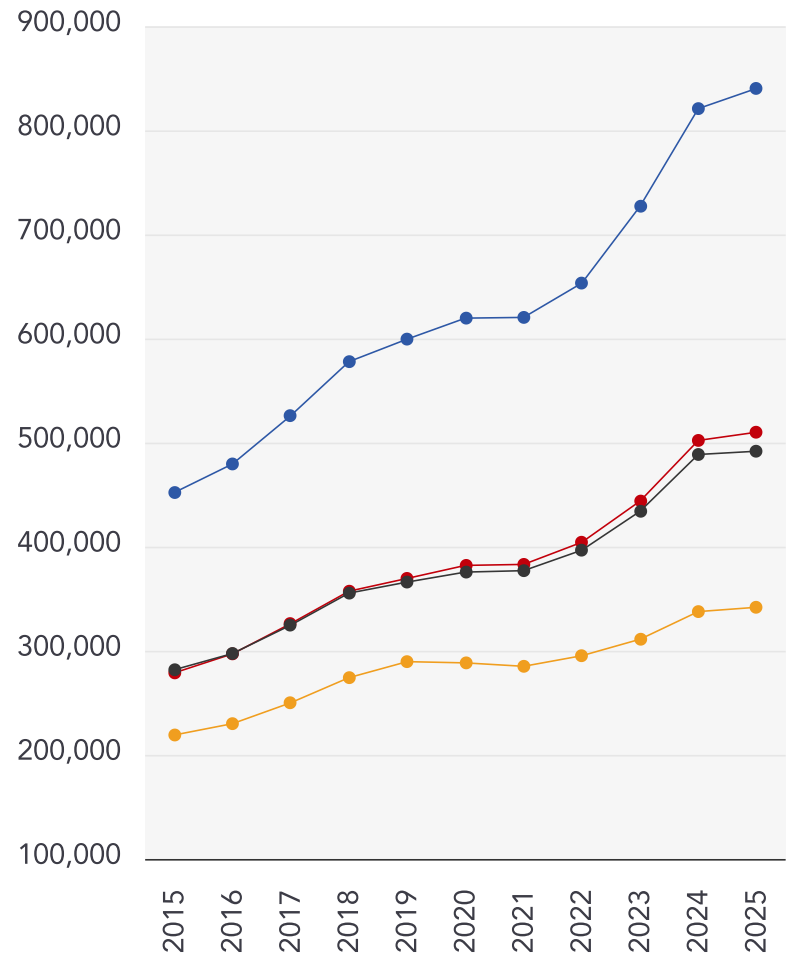


## Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Marketed sale
<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, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 200 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 all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	90 m <sup>2</sup>

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



Detached

**+85.88%**

Semi-Detached

**+82.93%**

Terraced

**+74.5%**

Flat

**+56%**



### 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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## Important - Please Read

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# Martin & Co Bath

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