

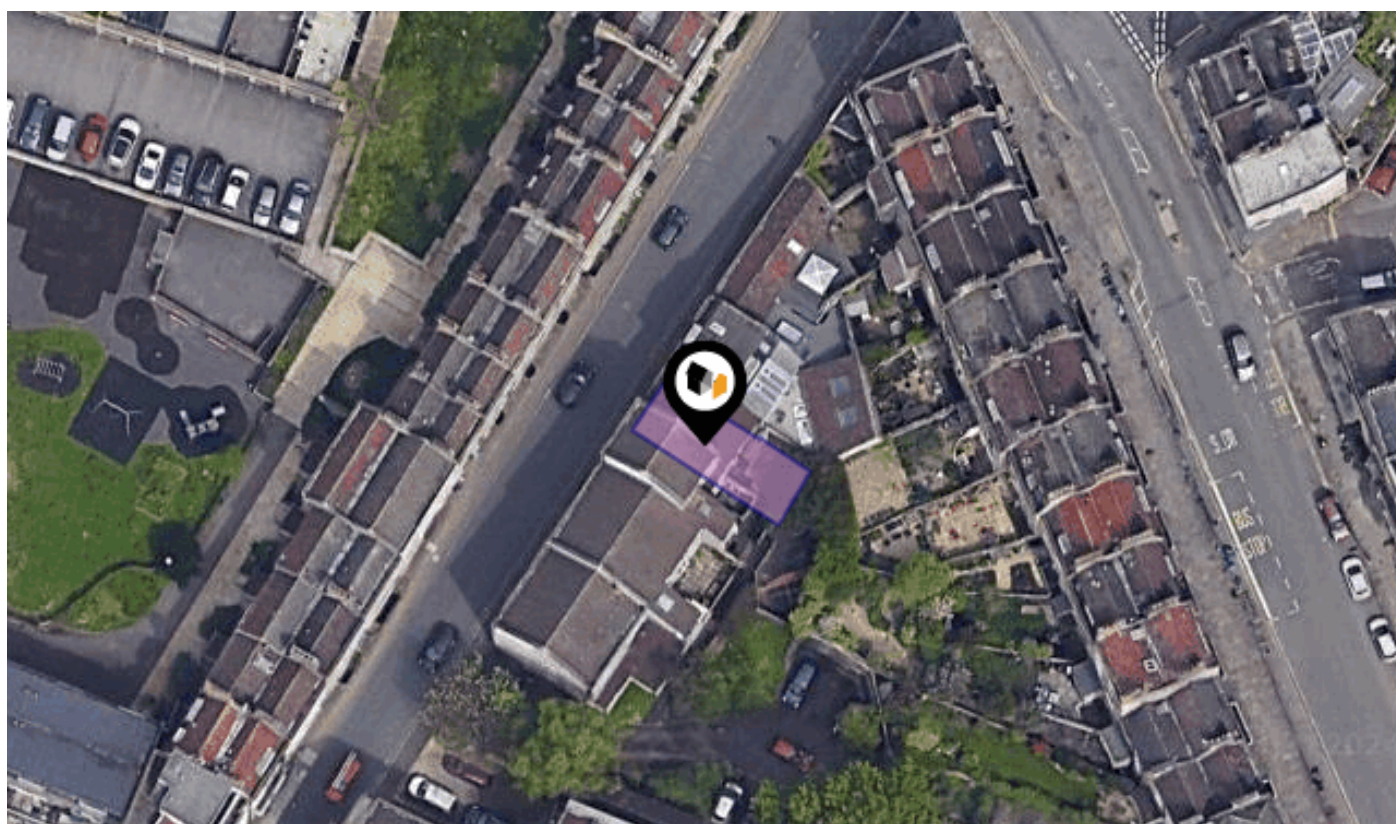


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Friday 19th January 2024



MORFORD STREET, BATH, BA1

Martin & Co Bath

1 Cleveland Terrace, Bath, BA1 5DF

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www.martinco.com/estate-agents-and-letting-agents/branch/bath



Property

Type:	Terraced	Last Sold £/ft²:	£400
Bedrooms:	3	Tenure:	Freehold
Floor Area:	839 ft² / 78 m²		
Plot Area:	0.02 acres		
Year Built :	1983-1990		
Council Tax :	Band C		
Annual Estimate:	£1,733		
Title Number:	ST221207		
UPRN:	100120020173		

Local Area

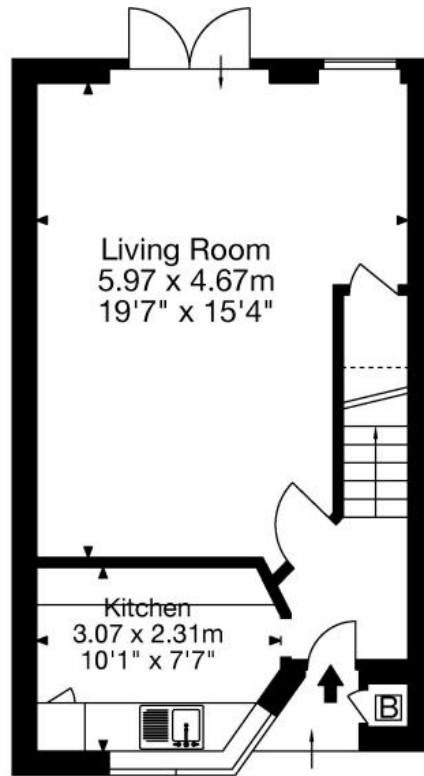
Local Authority:	Bath And North East Somerset	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	Bath, Bath and North East Somerset	16 mb/s	240 mb/s	- mb/s
Flood Risk:				
• Rivers & Seas	Very Low			
• Surface Water	Very Low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
O ₂	EE	3	O ₂	
				



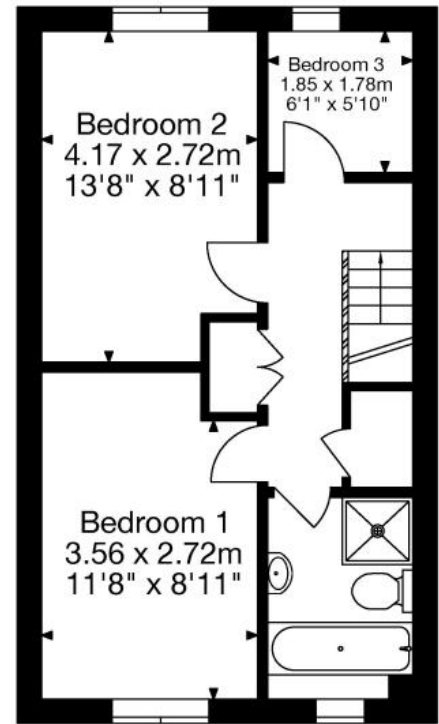


MORFORD STREET, BATH, BA1

22a Morford Street,
Bath BA1 2RL
Approx. Gross Internal Area
825 Sq Ft - 76 Sq M



Ground Floor



First Floor

Capture Property Marketing 2019. Drawn to RICS guidelines.
All Measurements are approximate and should not be relied on as a statement of fact.
Plan is for illustration purposes only. Not drawn to scale.

Capture.

MORFORD STREET, BATH, BA1

Energy rating

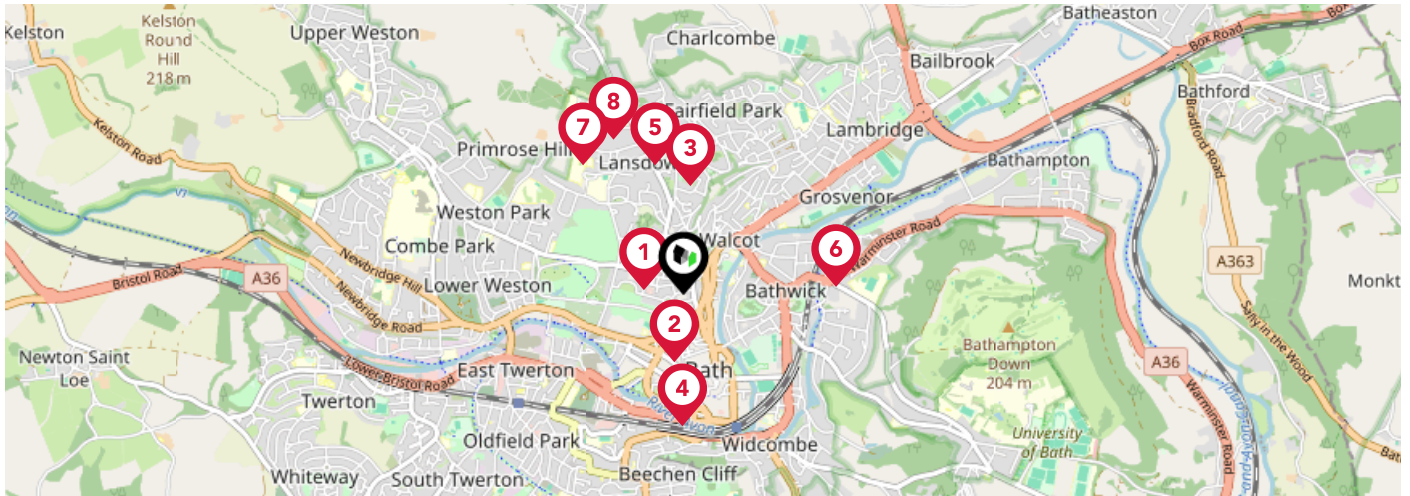
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Valid until 06.07.2020

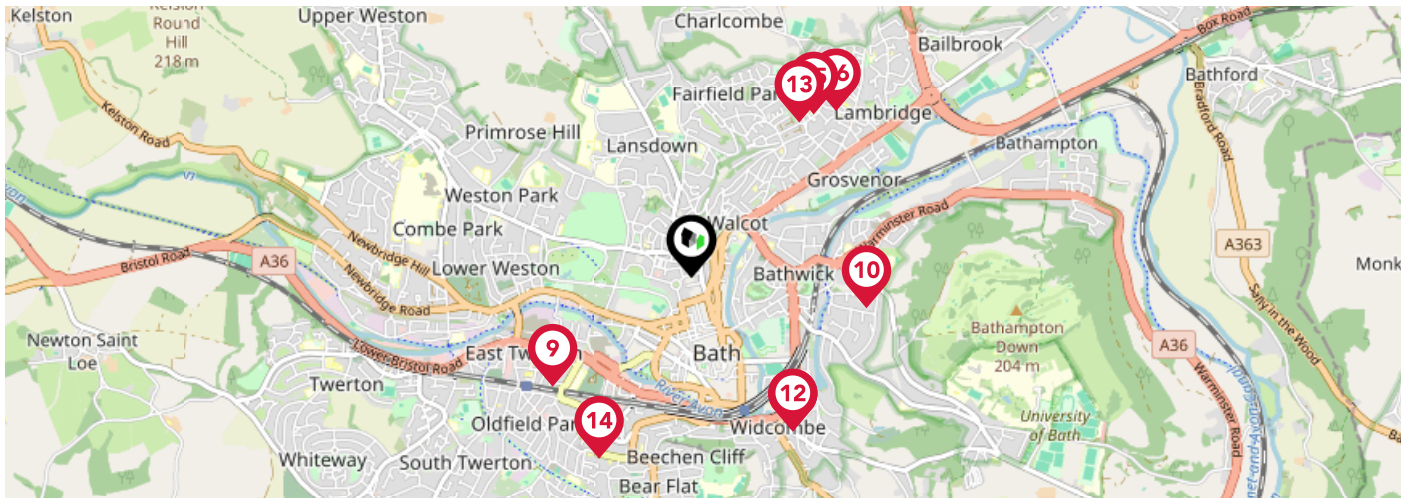
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

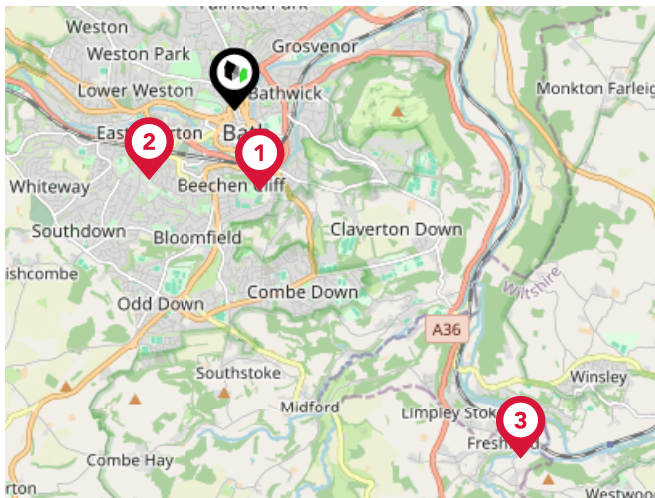
Property Type:	Mid-terrace house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, TRVs and bypass
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 17% of fixed outlets
Lighting Energy:	Poor
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	77 m ²



		Nursery	Primary	Secondary	College	Private
1	St Andrew's Church School Ofsted Rating: Good Pupils: 219 Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Bath Academy Ofsted Rating: Not Rated Pupils: 86 Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Stephens Church School Ofsted Rating: Good Pupils: 385 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Bath College Ofsted Rating: Good Pupils:0 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Royal High School GDST Ofsted Rating: Not Rated Pupils: 611 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Bathwick St Mary Church School Ofsted Rating: Outstanding Pupils: 215 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Kingswood Preparatory School Ofsted Rating: Not Rated Pupils: 373 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Kingswood School Ofsted Rating: Not Rated Pupils: 800 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

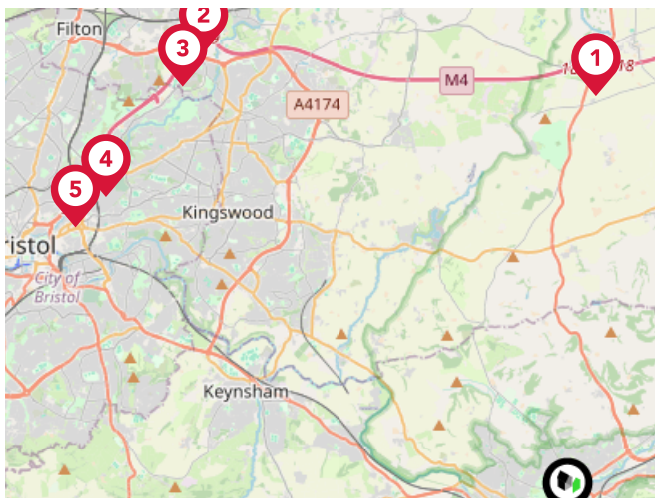


		Nursery	Primary	Secondary	College	Private
	Oldfield Park Infant School Ofsted Rating: Good Pupils: 179 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King Edward's School Ofsted Rating: Not Rated Pupils: 1110 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Widcombe Infant School Ofsted Rating: Good Pupils: 182 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Widcombe CofE Junior School Ofsted Rating: Outstanding Pupils: 238 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mark's CofE School Ofsted Rating: Good Pupils:0 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hayesfield Girls School Ofsted Rating: Good Pupils: 1385 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Saviours Infant Church School Ofsted Rating: Good Pupils: 161 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Saviours Junior Church School Ofsted Rating: Good Pupils: 233 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>








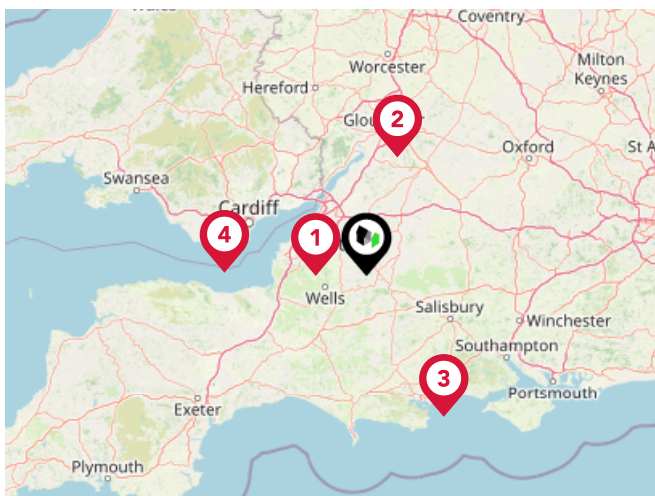
National Rail Stations

Pin	Name	Distance
	Bath Spa Rail Station	0.79 miles
	Oldfield Park Rail Station	1.01 miles
	Freshford Rail Station	4.17 miles



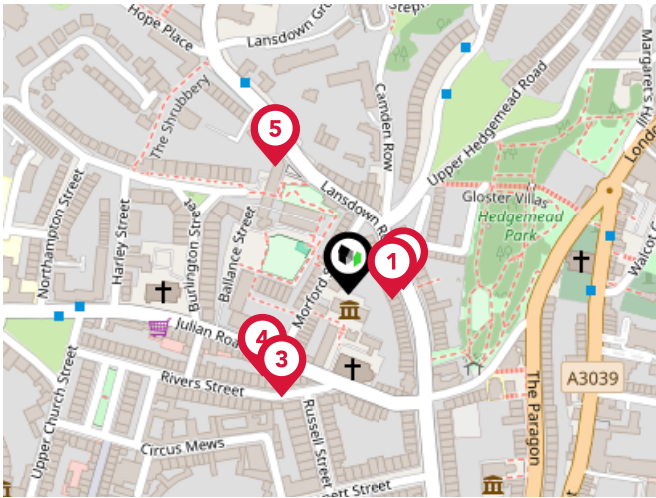
Trunk Roads/Motorways

Pin	Name	Distance
	M4 J18	7.86 miles
	M4 J19	10.96 miles
	M32 J1	10.74 miles
	M32 J2	10.43 miles
	M32 J3	10.6 miles








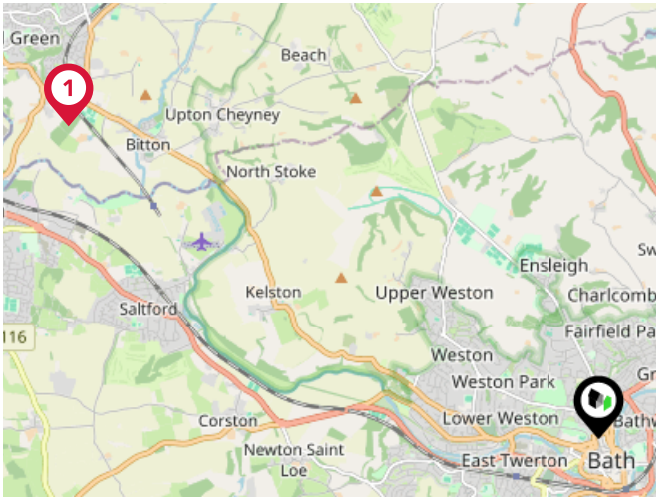
Airports/Helipads

Pin	Name	Distance
	Bristol International Airport	15.04 miles
	Gloucestershire Airport	35.97 miles
	Bournemouth International Airport	48.14 miles
	Cardiff International Airport	42.15 miles



Bus Stops/Stations

Pin	Name	Distance
	Belvedere	0.03 miles
	Belvedere	0.03 miles
	Morford Street	0.07 miles
	Morford Street	0.07 miles
	Ballance Street	0.09 miles



Local Connections

Pin	Name	Distance
	Bitton (Avon Valley Railway)	5.7 miles



Martin & Co Bath

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.



Kate Armstrong Senior Lettings Negotiator

Having worked in the property industry since 2016, I enjoy offering a personal tailored service to our clients to find them their dream home or their ideal tenants.

Testimonial 1



I contacted Martin & Co to sell my house, and found them efficient, courteous and very knowledgeable about the state of the market locally and the wider situation in the economy. I liked the face to face approach and the feeling that you're more than just another sale.

Testimonial 2



We had a move which was really time critical and Bebe was excellent in helping us get what we needed in a new home. She really made us feel like we were cared for as prospective tenants and she completely understood our difficult situation and pulled out all the stops to help us. We would definitely rent with these guys in the future and will be recommending them to anyone who asks us!

Testimonial 3



Professional, very helpful and friendly staff.



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Martin & Co Bath

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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UK Government

For helpful advice, see the full checklist for how to rent in the 'How to Rent' guide at the HM Government website:



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Valuation Office
Agency

