

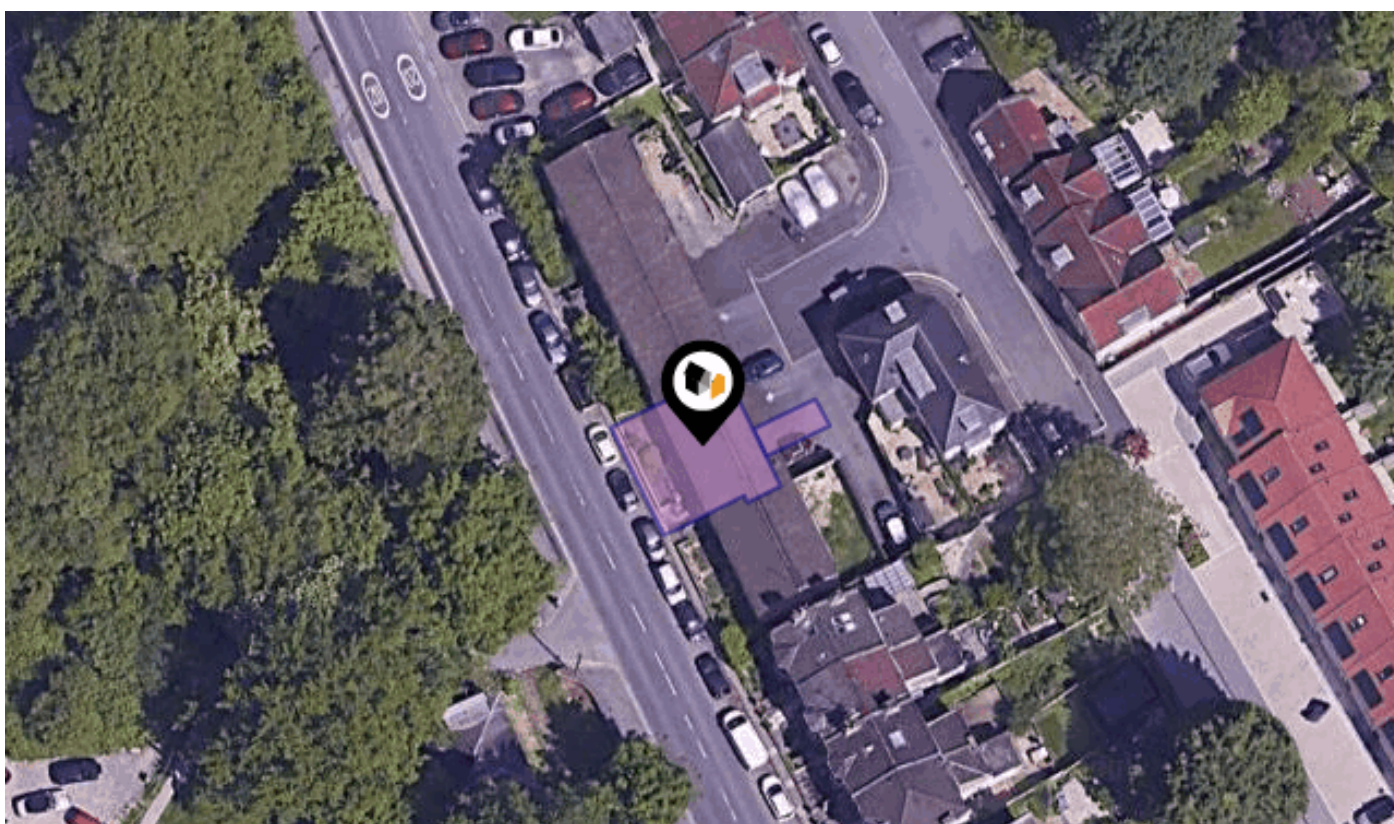


See More Online

KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Friday 12th January 2024



MANOR VILLAS, BATH, BA1

Martin & Co Bath

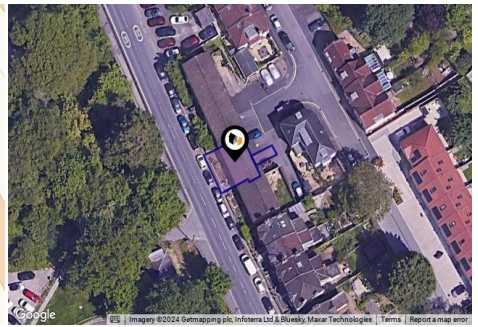
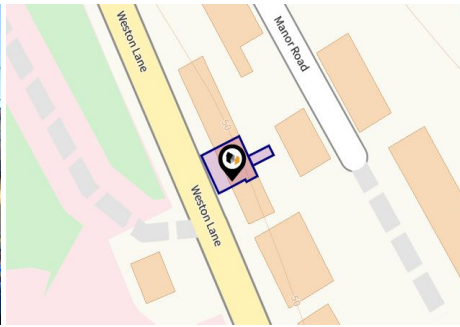
1 Cleveland Terrace, Bath, BA1 5DF

01225 429999

kate.armstrong@martinco.com

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





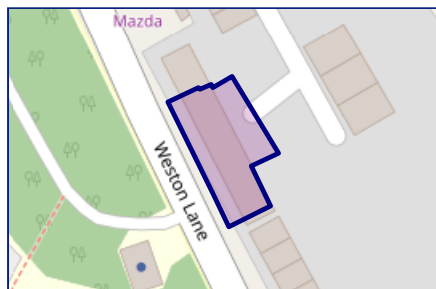
Property

Type:	Flat / Maisonette	Last Sold £/ft ² :	£192
Bedrooms:	2	Tenure:	Leasehold
Floor Area:	753 ft ² / 70 m ²	Start Date:	21/03/1961
Plot Area:	0.03 acres	End Date:	25/12/2959
Year Built :	1967-1975	Lease Term:	999 years from 25 December 1960
Council Tax :	Band B	Term	936 years
Annual Estimate:	£1,516	Remaining:	
Title Number:	AV16786		
UPRN:	10001132441		

Local Area

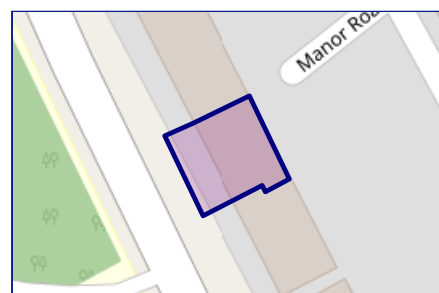
Local Authority:	Bath And North East Somerset	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	Bath, Bath and North East Somerset	7 mb/s	126 mb/s	1000 mb/s
Flood Risk:				
- Rivers & Seas - Surface Water	- Very Low - Very Low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				

Freehold Title Plan



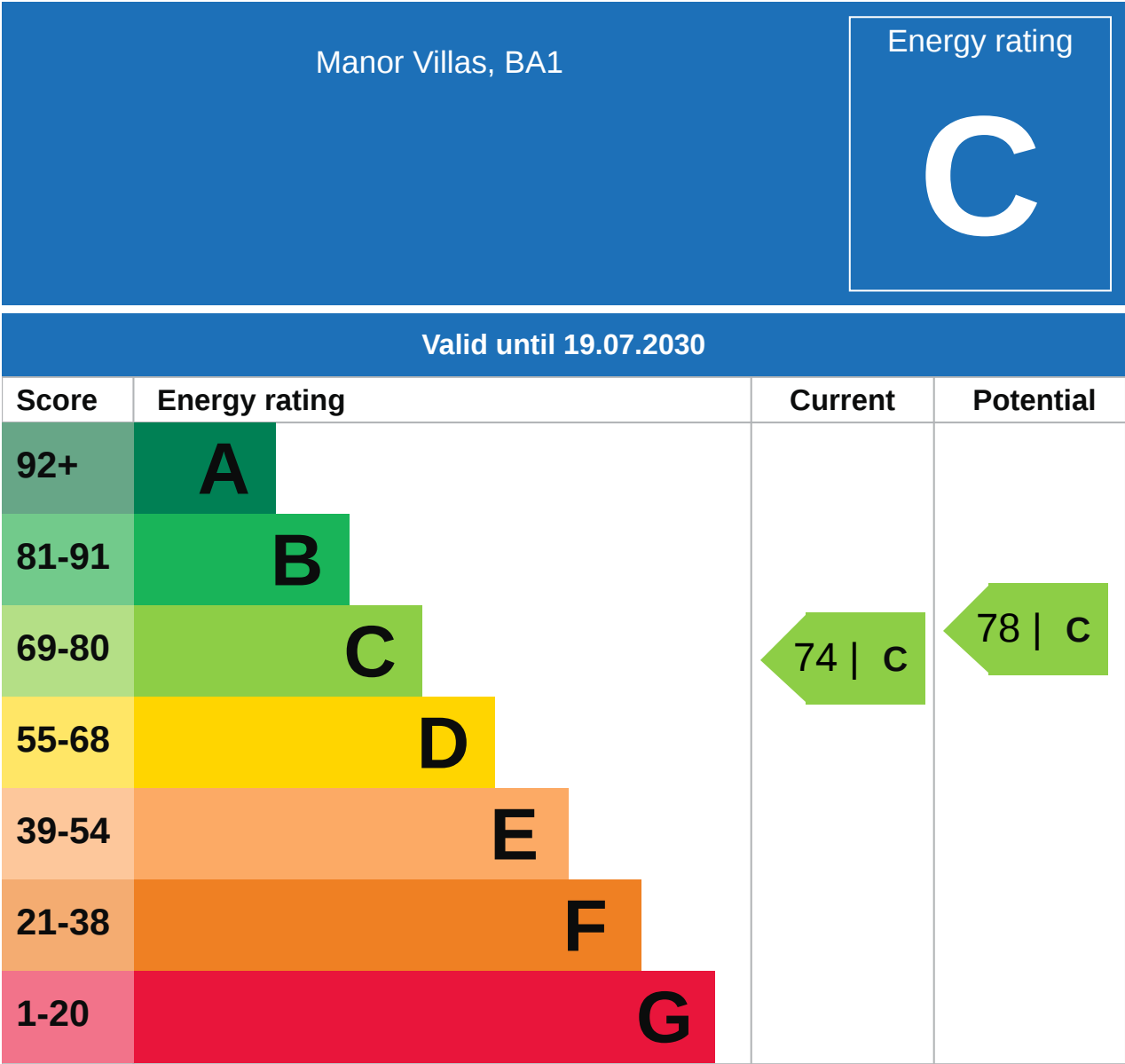
ST175403

Leasehold Title Plan



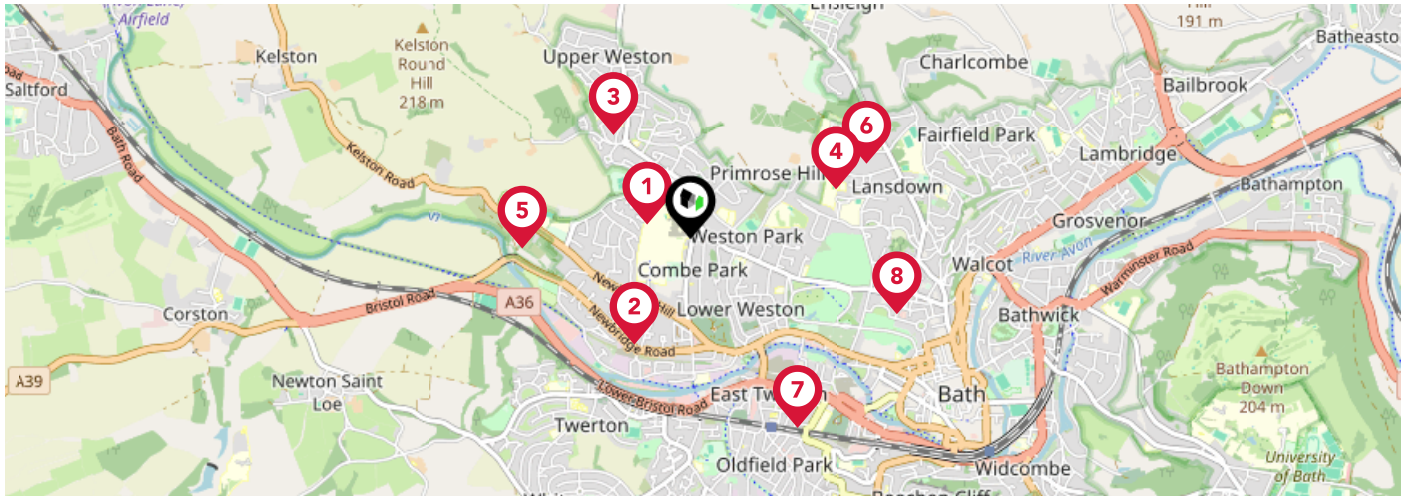
AV16786

Start Date:	21/03/1961
End Date:	25/12/2959
Lease Term:	999 years from 25 December 1960
Term Remaining:	936 years

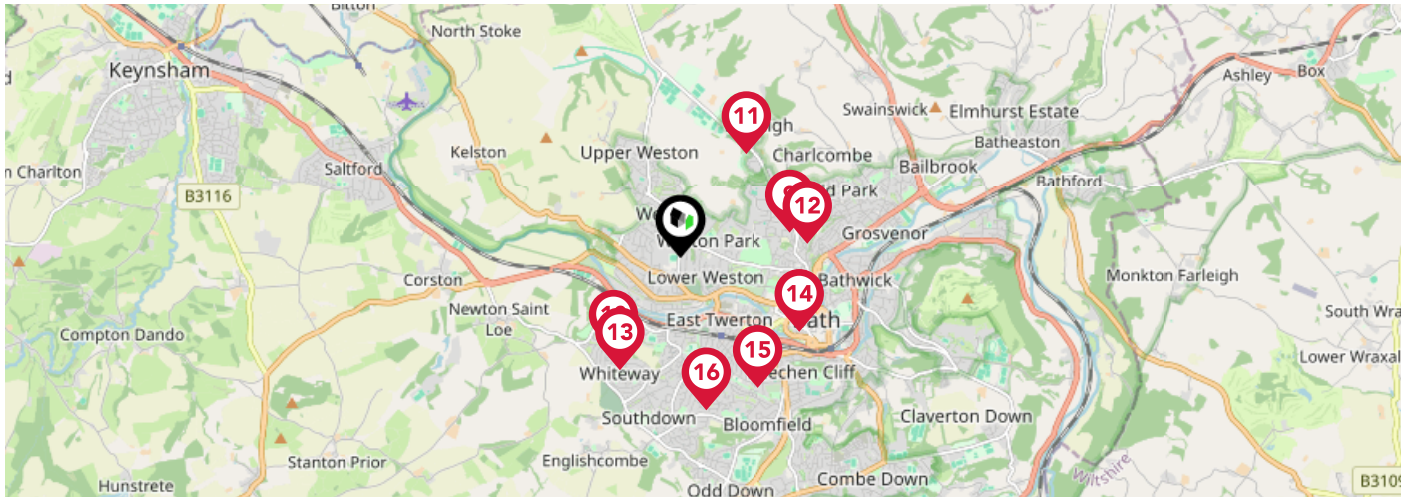


Additional EPC Data

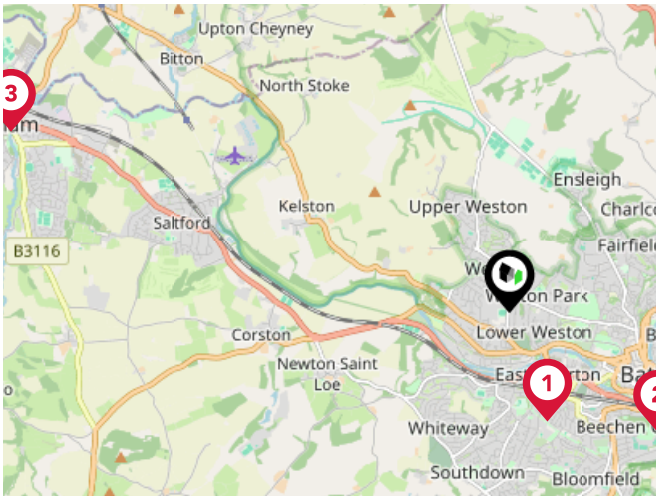
Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	Ground
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	70 m ²



		Nursery	Primary	Secondary	College	Private
1	St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 191 Distance:0.21	☐	☒	☐	☐	☐
2	Newbridge Primary School Ofsted Rating: Good Pupils: 402 Distance:0.55	☐	☒	☐	☐	☐
3	Weston All Saints CofE Primary School Ofsted Rating: Outstanding Pupils: 600 Distance:0.6	☐	☒	☐	☐	☐
4	Kingswood Preparatory School Ofsted Rating: Not Rated Pupils: 373 Distance:0.71	☐	☒	☐	☐	☐
5	Oldfield School Ofsted Rating: Good Pupils: 1249 Distance:0.78	☐	☐	☒	☐	☐
6	Kingswood School Ofsted Rating: Not Rated Pupils: 800 Distance:0.88	☐	☐	☒	☐	☐
7	Oldfield Park Infant School Ofsted Rating: Good Pupils: 179 Distance:1	☐	☒	☐	☐	☐
8	St Andrew's Church School Ofsted Rating: Good Pupils: 219 Distance:1.02	☐	☒	☐	☐	☐

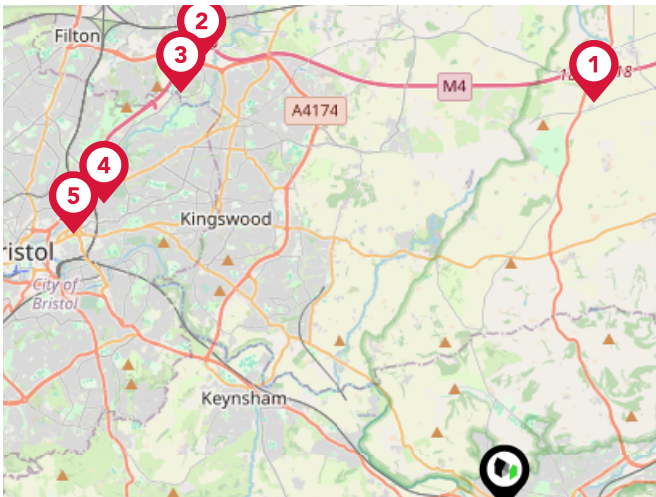


		Nursery	Primary	Secondary	College	Private
9	Royal High School GDST Ofsted Rating: Not Rated Pupils: 611 Distance:1.04	☐	☒	☒	☐	☐
10	St Michaels Junior Church School Ofsted Rating: Good Pupils: 151 Distance:1.08	☐	☒	☐	☐	☐
11	Abbot Alphege Academy Ofsted Rating: Requires Improvement Pupils: 61 Distance:1.14	☐	☒	☐	☐	☐
12	St Stephens Church School Ofsted Rating: Good Pupils: 385 Distance:1.18	☐	☒	☐	☐	☐
13	Twerton Infant School Ofsted Rating: Good Pupils: 182 Distance:1.18	☐	☒	☐	☐	☐
14	Bath Academy Ofsted Rating: Not Rated Pupils: 86 Distance:1.29	☐	☐	☒	☐	☐
15	Hayesfield Girls School Ofsted Rating: Good Pupils: 1385 Distance:1.4	☐	☐	☒	☐	☐
16	Oldfield Park Junior School Ofsted Rating: Good Pupils: 248 Distance:1.42	☐	☒	☐	☐	☐



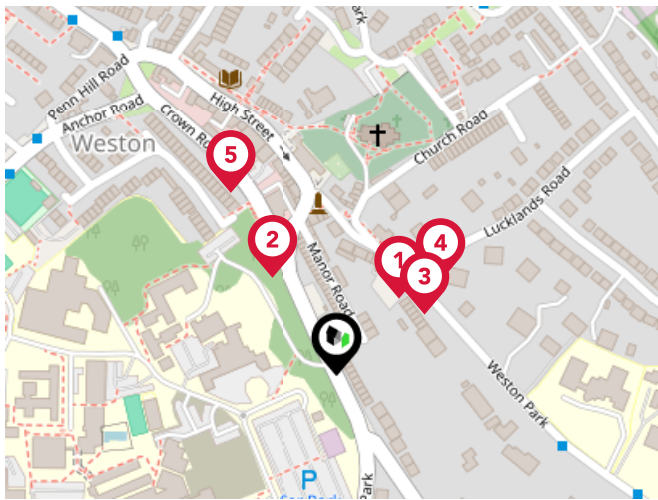
National Rail Stations

Pin	Name	Distance
	Oldfield Park Rail Station	1.07 miles
	Bath Spa Rail Station	1.77 miles
	Keynsham Rail Station	4.9 miles



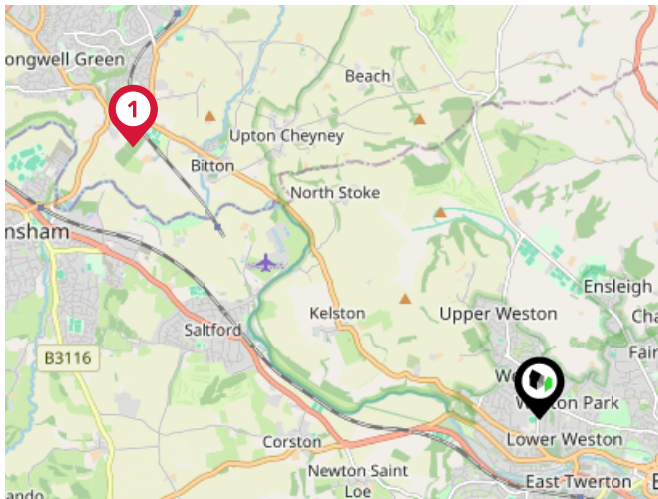
Trunk Roads/Motorways

Pin	Name	Distance
	M4 J18	7.66 miles
	M4 J19	10 miles
	M32 J1	9.73 miles
	M32 J2	9.29 miles
	M32 J3	9.44 miles



Bus Stops/Stations

Pin	Name	Distance
1	Lucklands Road	0.06 miles
2	Crown Road	0.07 miles
3	Lucklands Road	0.06 miles
4	Lucklands Road Bottom	0.08 miles
5	Crown Road	0.12 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	4.54 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.



/martincouk



/martincouk



/martinco_uk/



/company/martin-&-co-/

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



UK Government

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



Martin & Co Bath

1 Cleveland Terrace, Bath, BA1 5DF

01225 429999

kate.armstrong@martinco.com

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



Valuation Office
Agency

