

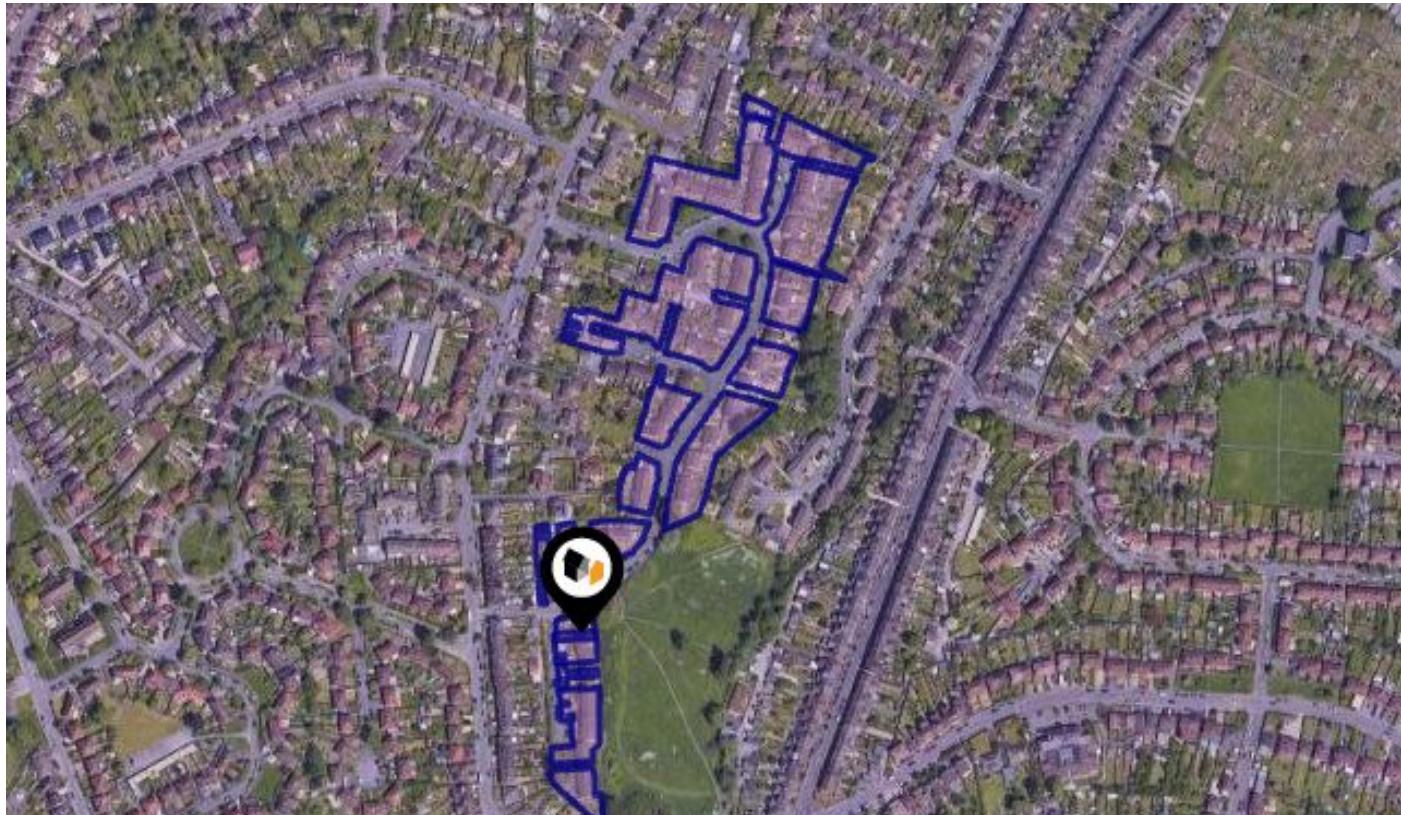


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 19th January 2026



HILLCREST DRIVE, BATH, BA2

Asking Price : £350,000

Martin & Co Bath

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



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Introduction

Our Comments



FREEHOLD HOUSE - NO CHAIN - OFFERS INVITED

Martin and Co Bath Residential Sales are offering for sale this well maintained middle terraced family home. This property is being sold with no onward chain and would make a great first time buy or investment property due to the popularity of this area and its location overlooking Roundhill Park.

Located in the very popular area of Southdown, there are several local convenience shops with a Post Office on Southdown Road, Mount Road, more shops, and amenities on Moorland Road. There is a local bus service with stops from Southdown Road to and from the city centre which takes approximately 24 minutes. If schools are important to you, then there is Oldfield Park Junior School, Roundhill Primary School, and Hayesfield Girls' Schools to mention a few.

If you need to get into Bath Spa or Bristol Temple meads by train, then use Oldfields Park Station located on the junction on Brook Road and Moorland Road . By road again access is good into Bath City Centre and If you need to get to Bristol by road then go via Whiteway onto the A4. The accommodation.

As you enter the property to the left hand side of the entrance hallway is a good sized reception room which has a front aspect fully double-glazed window which gives you some lovely views over the park. There is an ornamental fireplace with a wooden mantle and surround. There is a TV point , radiator, and wooden laminated flooring.

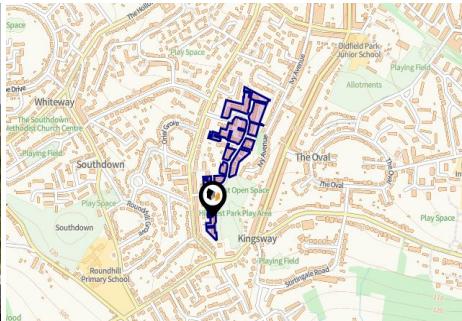
Directly behind the reception room is the modern kitchen / dining room and the conservatory leading out to the rear garden. The kitchen / dining room has a rear aspect double window overlooking the garden and a further window looking into the conservatory. There is a single drainer sink unit with mixer taps, a range of wall and base units providing storage, along with a gas hob and oven with an overhead extractor fan.

There is a built-in fridge freezer, a washing machine / dryer, and a wall mounted combination boiler. There marble effect worktop surfaces, part tiled walls, a radiator, and enough room for a decent sized table as you can see from the photos. There is a direct access into the conservatory which has double glazed windows, roof, and back door to the garden. Upstairs there is a loft space, three bedrooms and family bathroom.

Bedroom 1 is a front aspect room which has double glazed window again with views over the park, a radiator, considerable storage with a floor to ceiling wardrobe and carpet covered flooring. Bedroom 2 is to the rear of the property overlooking the garden and again has a double-glazed window, radiator and carpet covered flooring. Bedroom 3 is a front aspect with a double-glazed widow, with a large storage cupboard , a radiator, space for a chest of drawer's views over the park and carpet covered flooring.

The family bathroom is at the rear of the property and has an enclosed panelled bath with a shower unit and shower screen. There is a vanity sunk unit with mixer taps and storage cupboards, part tiled walls, a low-level WC and frosted double glazed window. Outside. To the front of the property there is an easily maintainable front garden and an outside meter box.

The rear garden has patio area with steps leading up to the lawned area, along with personal rear access out to the parking space, direct access to the garage and the garden is enclosed wooden fencing.



Property

Type:	Terraced	Asking Price:	£350,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	845 ft ² / 78 m ²		
Plot Area:	6.15 acres		
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£2,014		
Title Number:	ST16126		

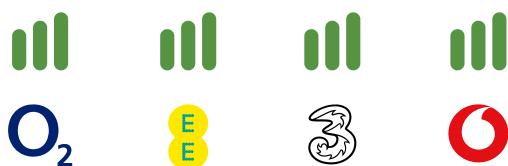
Local Area

Local Authority:	Bath and north east somerset
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)



Mobile Coverage:
(based on calls indoors)



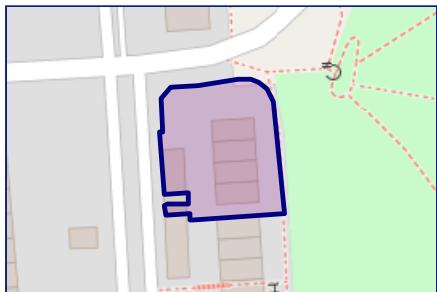
Satellite/Fibre TV Availability:



Property Multiple Title Plans

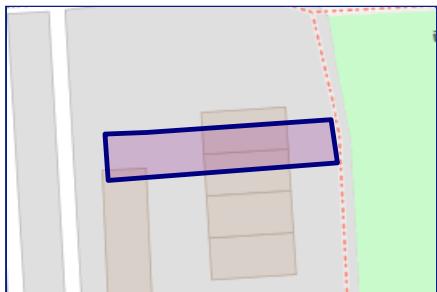


Multiple Freehold Title Plans Detected



ST16126

Multiple Freehold Title Plans Detected



ST20643

Gallery Photos



Gallery Photos



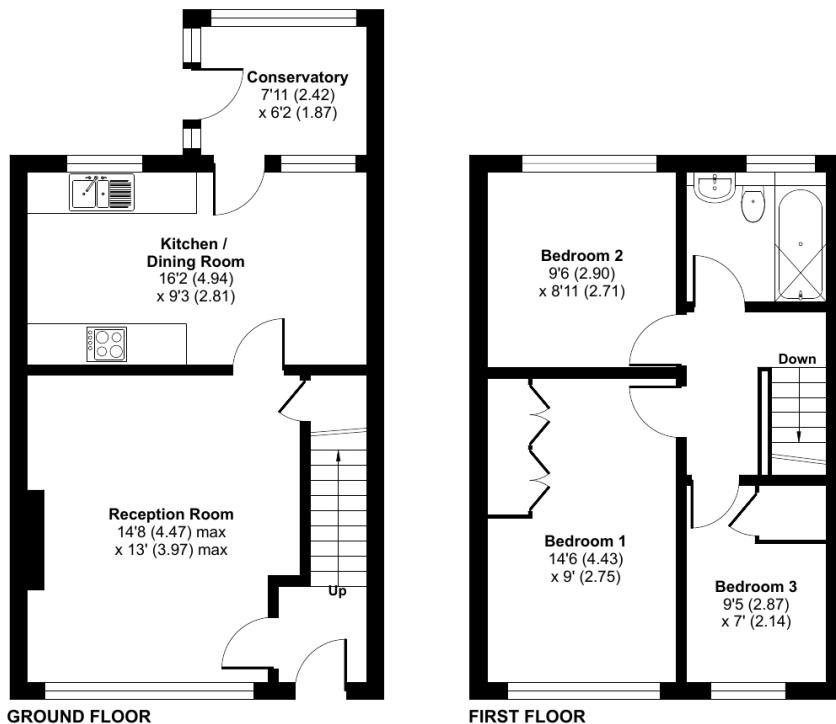
HILLCREST DRIVE, BATH, BA2



Hillcrest Drive, Bath, BA2

Approximate Area = 845 sq ft / 78.5 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). ©nchecom 2025.
Produced for Martin & Co (Ambiance Properties Ltd). REF: 1344146



MARTIN & CO

Property EPC - Certificate



BA2

Energy rating

D

Valid until 03.09.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

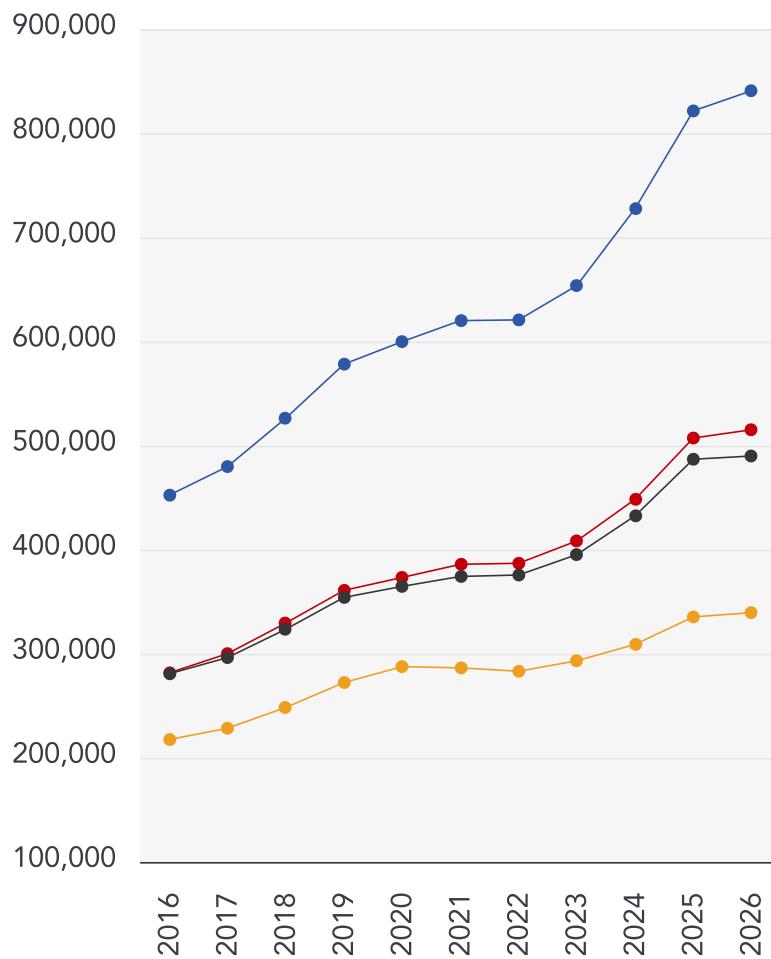
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Previous Extension:	0
Open Fireplace:	1
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 25 mm loft insulation
Roof Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	74 m ²

Market House Price Statistics



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



Detached

+85.88%

Semi-Detached

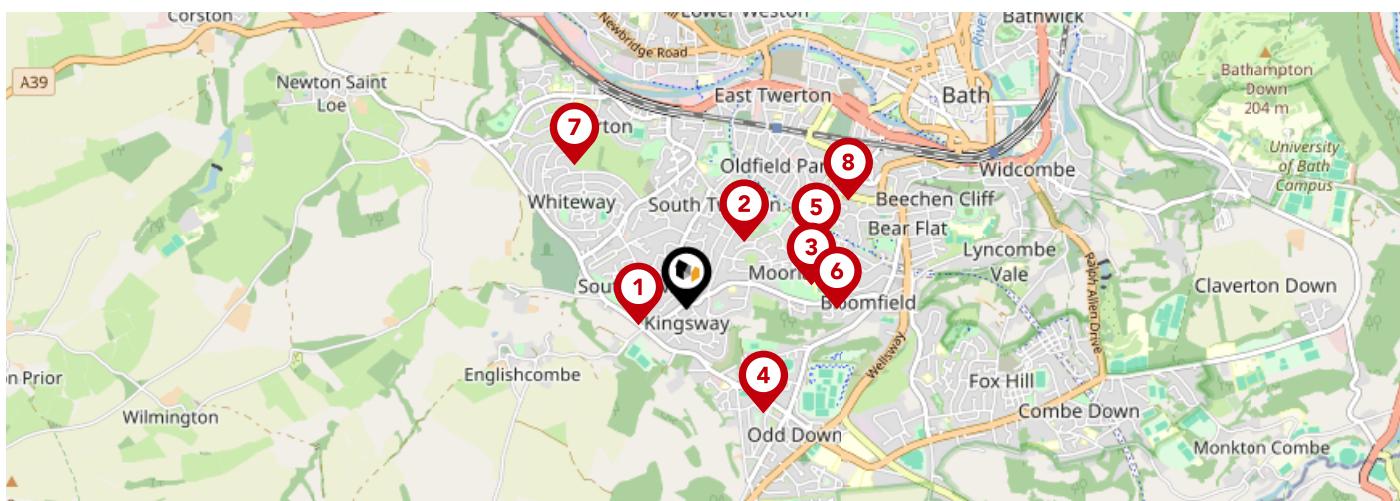
+82.93%

Terraced

+74.5%

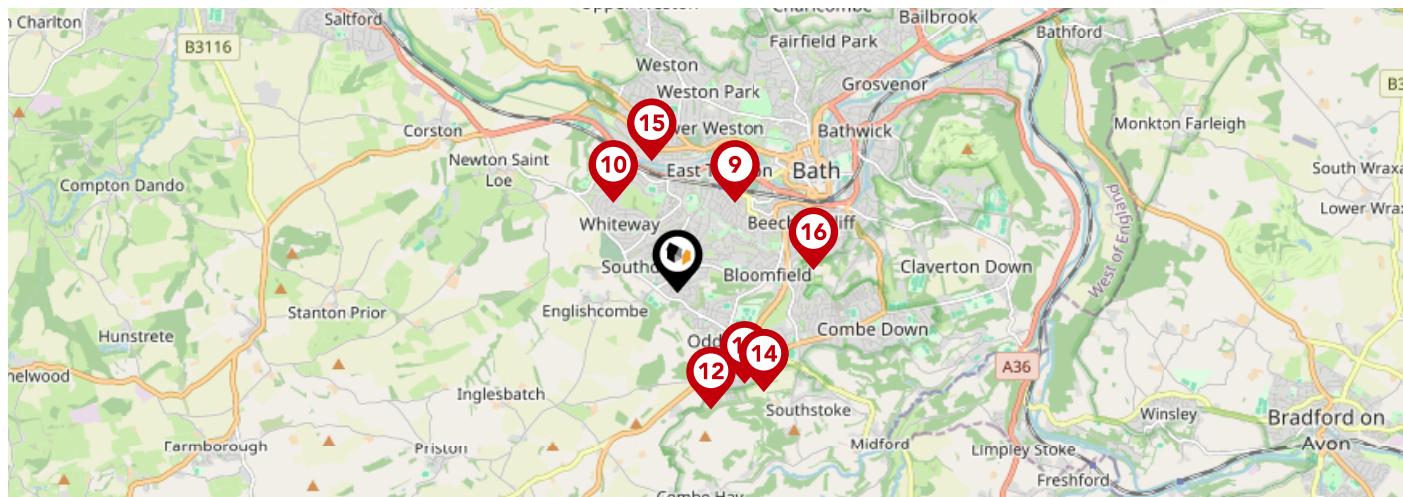
Flat

+56%



Nursery Primary Secondary College Private

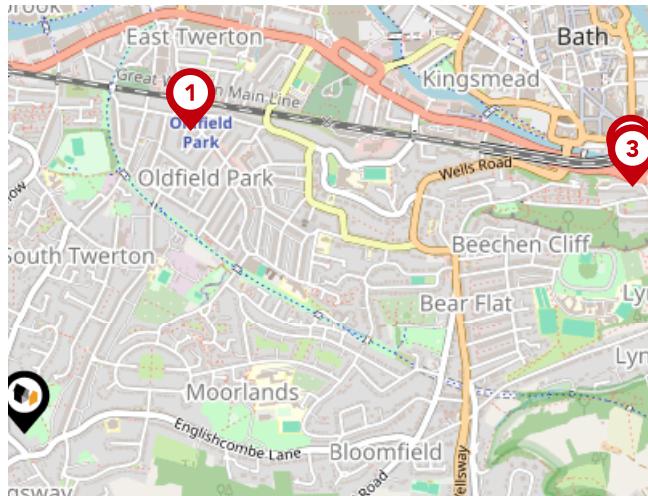
	School Name	Ofsted Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Roundhill Primary School	Special Measures	280	0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Oldfield Park Junior School	Good	235	0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Moorlands Infant School	Good	177	0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Philip's CofE Primary School	Good	276	0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St John's Catholic Primary School	Good	323	0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Moorlands Junior School	Good	230	0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Twerton Infant School	Good	156	0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Hayesfield Girls School	Good	1497	0.9	<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: 177 Distance: 0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Michaels Junior Church School Ofsted Rating: Good Pupils: 141 Distance: 1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Martin's Garden Primary School Ofsted Rating: Requires improvement Pupils: 203 Distance: 1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Saint Gregory's Catholic College Ofsted Rating: Good Pupils: 1036 Distance: 1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Three Ways School Ofsted Rating: Good Pupils: 236 Distance: 1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Aspire Academy Ofsted Rating: Good Pupils: 101 Distance: 1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Newbridge Primary School Ofsted Rating: Good Pupils: 411 Distance: 1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Beechen Cliff School Ofsted Rating: Good Pupils: 1210 Distance: 1.28	<input type="checkbox"/>	<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	0.8 miles
2	Bath Spa Rail Station	1.53 miles
3	Bath Spa Rail Station	1.52 miles



Trunk Roads/Motorways

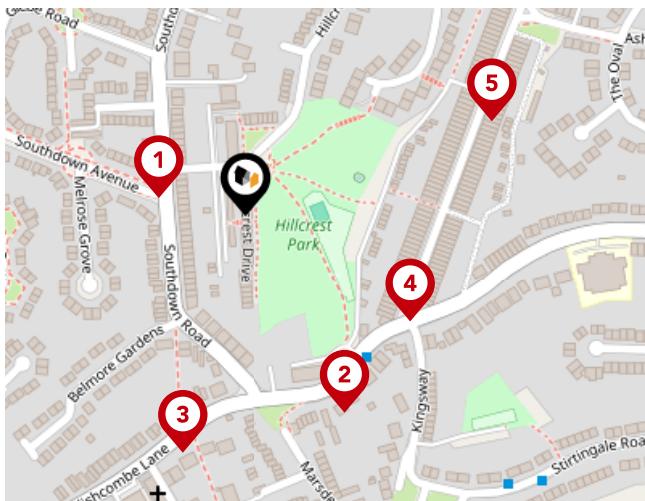
Pin	Name	Distance
1	M5 J13	27.12 miles
2	M5 J12	30.02 miles
3	M5 J11A	35.16 miles
4	M4 J16	26.12 miles
5	M5 J11	37.44 miles



Airports/Helpads

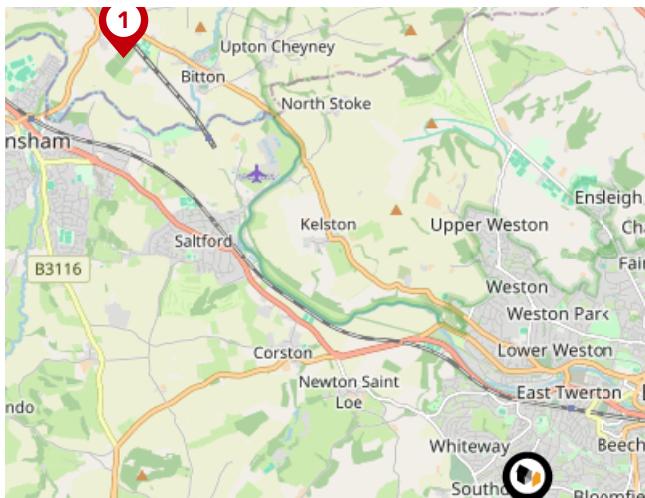
Pin	Name	Distance
1	Bristol Airport	13.92 miles
2	Felton	13.92 miles
3	Staverton	37.57 miles
4	Cardiff Airport	41.03 miles

Area Transport (Local)



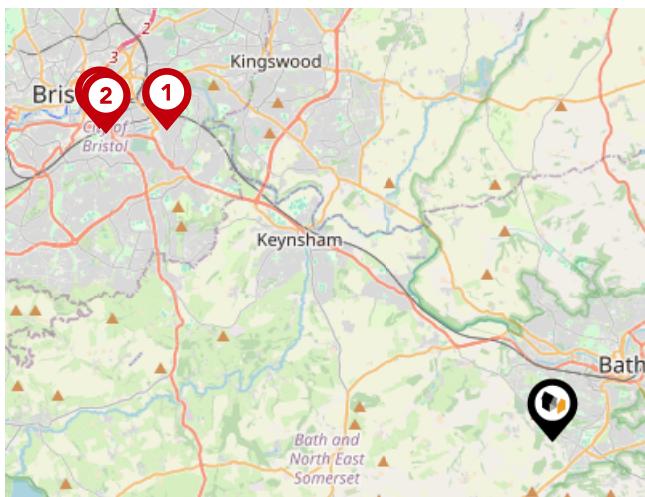
Bus Stops/Stations

Pin	Name	Distance
1	Southdown Avenue	0.05 miles
2	Sladebrook Court	0.13 miles
3	Southdown Road	0.14 miles
4	Sladebrook Court	0.11 miles
5	Trowbridge House	0.15 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	5.65 miles



Ferry Terminals

Pin	Name	Distance
1	Netham Lock Ferry Terminal	9.15 miles
2	Temple Meads Station Ferry Landing	10.04 miles
3	Temple Bridge (Bristol) Ferry Landing	10.17 miles



Martin & Co Bath

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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.

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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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Agent Disclaimer



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Martin & Co Bath

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Land Registry

