

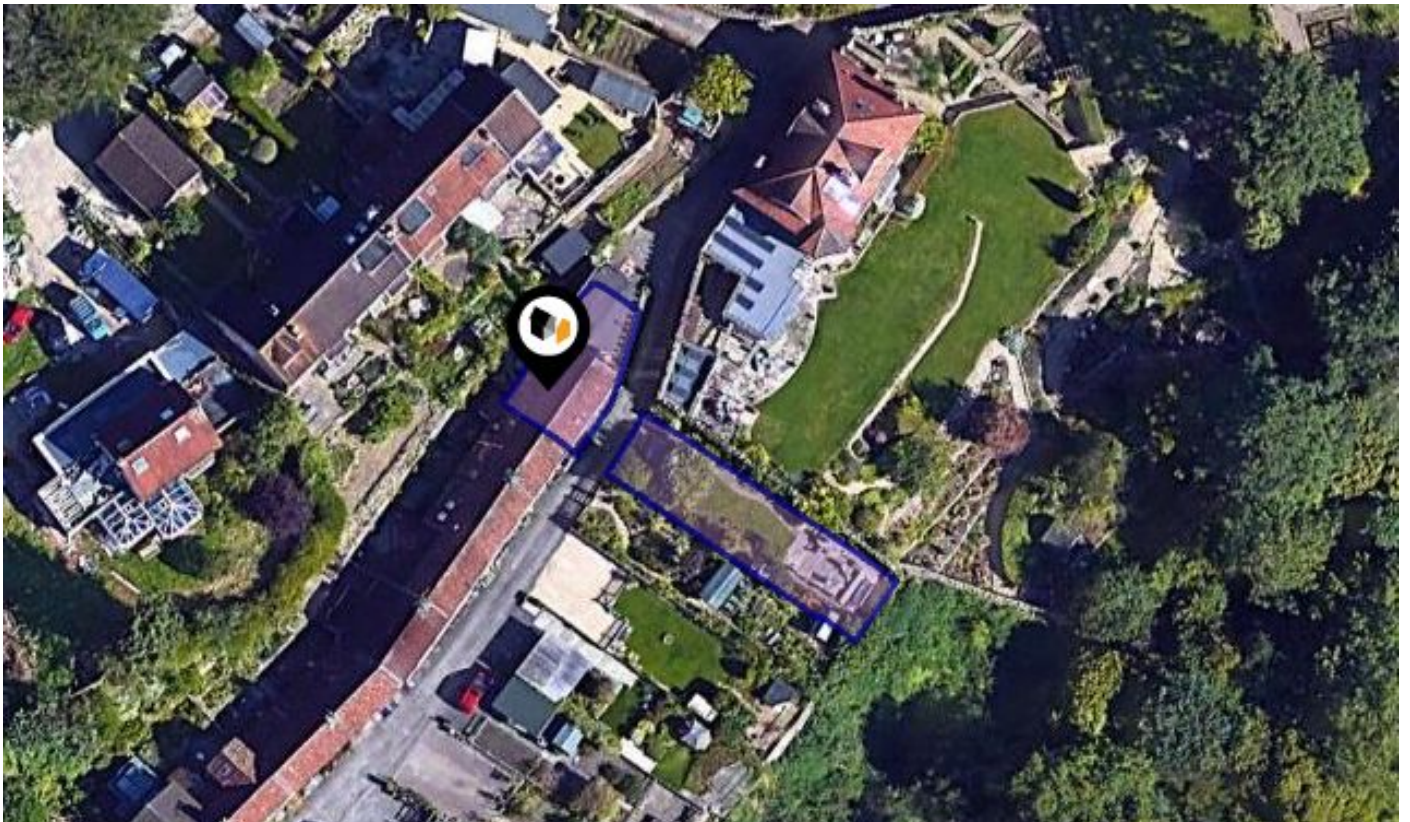


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 12<sup>th</sup> February 2025



## MOUNT PLEASANT, MONKTON COMBE, BATH, BA2

### TYNINGS Estate Agents

Isabella House, The Avenue, Combe Down, Bath, BA2 5EH

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www.tyningsbath.com





## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,248 ft <sup>2</sup> / 116 m <sup>2</sup>		
<b>Plot Area:</b>	0.06 acres		
<b>Year Built :</b>	Before 1900		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,916		
<b>Title Number:</b>	ST156237		

## Local Area

<b>Local Authority:</b>	Bath and north east somerset
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	No Risk
<ul style="list-style-type: none"> <li>● Rivers &amp; Seas</li> <li>● Surface Water</li> </ul>	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>25</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)

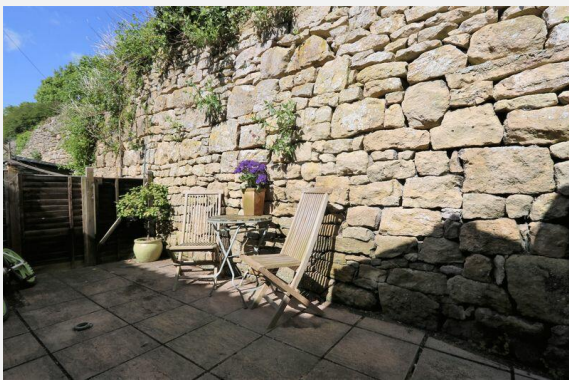


### Satellite/Fibre TV Availability:



# Gallery Photos

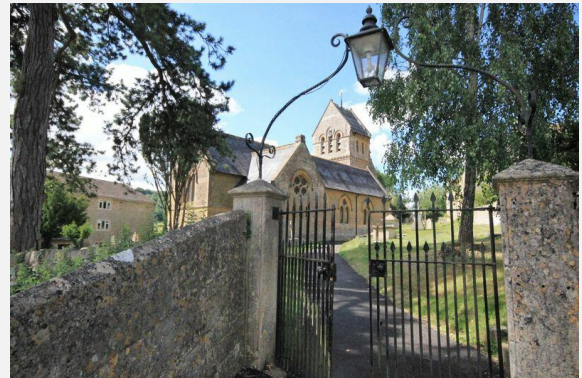






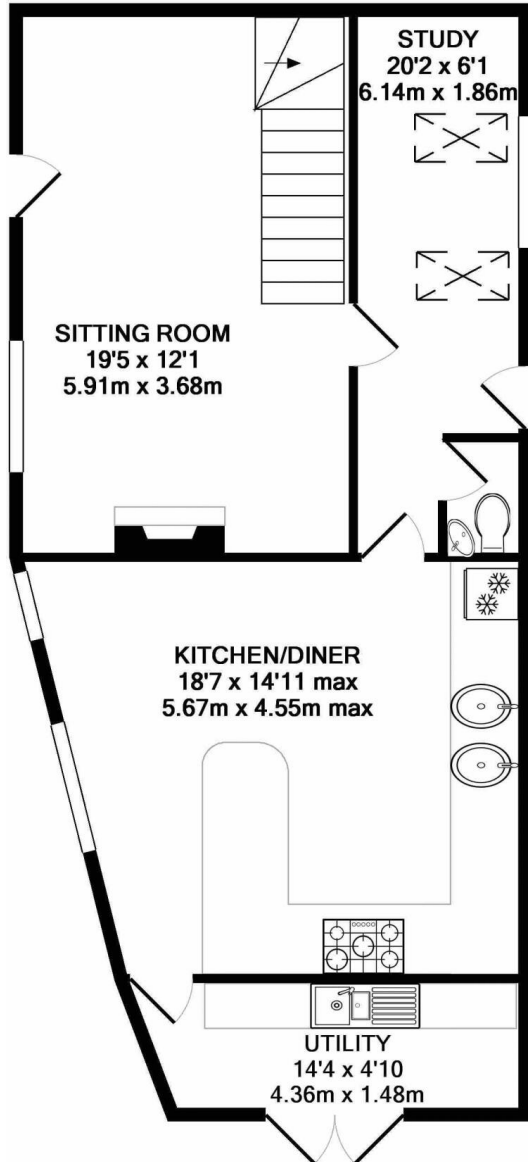




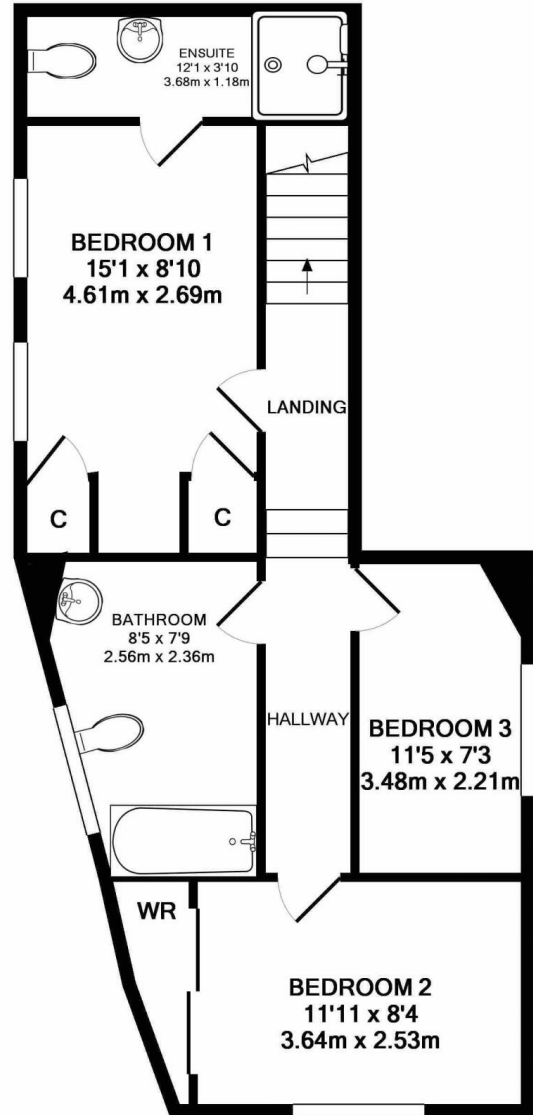




## MOUNT PLEASANT, MONKTON COMBE, BATH, BA2



GROUND FLOOR  
APPROX. FLOOR  
AREA 665 SQ.FT.  
(61.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 534 SQ.FT.  
(49.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1200 SQ.FT. (111.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## MOUNT PLEASANT, MONKTON COMBE, BATH, BA2



# Property EPC - Certificate



Mount Pleasant, Monkton Combe, BA2

Energy rating

**F**

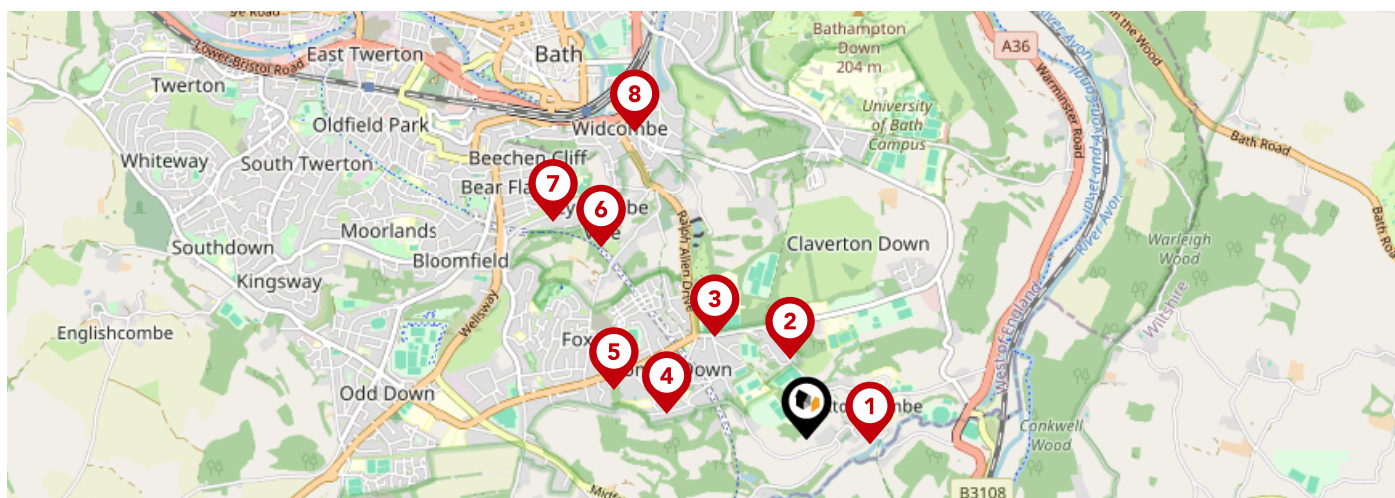
Valid until 13.05.2028

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		83   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>	33   <b>F</b>	
1-20	<b>G</b>		

### Additional EPC Data

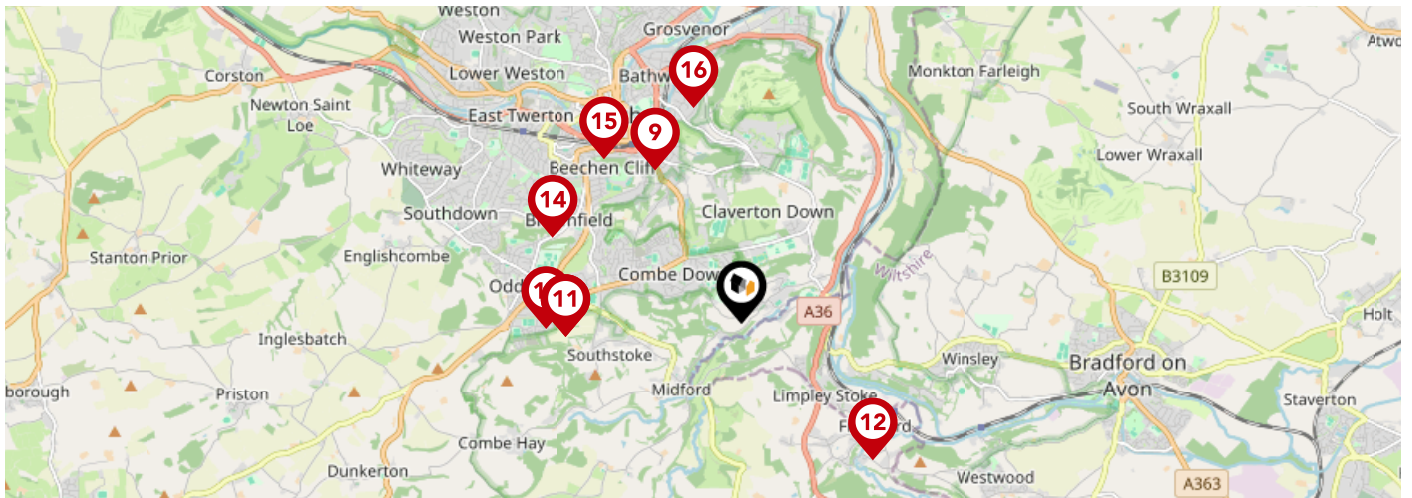
<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Sandstone or limestone, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 73% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	116 m <sup>2</sup>

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Monkton Senior School</b> Ofsted Rating: Not Rated   Pupils: 687   Distance:0.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Ralph Allen School</b> Ofsted Rating: Good   Pupils: 1380   Distance:0.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Prior Park College</b> Ofsted Rating: Not Rated   Pupils: 600   Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Combe Down CofE Primary School</b> Ofsted Rating: Good   Pupils: 406   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Mulberry Park Educate Together Primary Academy</b> Ofsted Rating: Good   Pupils: 161   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Paragon School, Junior School of Prior Park College</b> Ofsted Rating: Not Rated   Pupils: 252   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Beechen Cliff School</b> Ofsted Rating: Good   Pupils: 1210   Distance:1.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Widcombe CofE Junior School</b> Ofsted Rating: Outstanding   Pupils: 240   Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

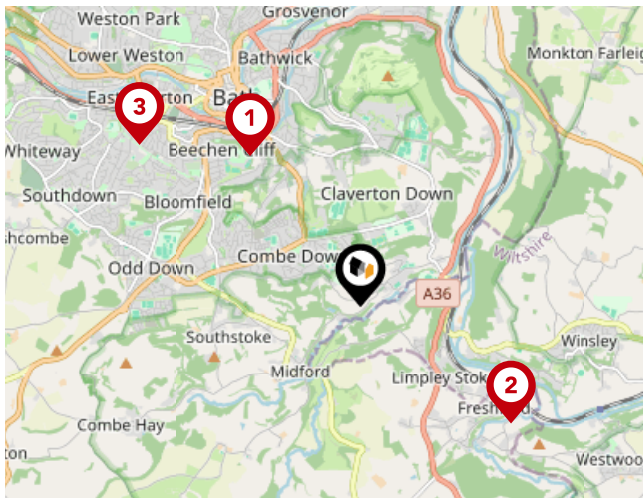
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Widcombe Infant School</b> Ofsted Rating: Good   Pupils: 177   Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Three Ways School</b> Ofsted Rating: Good   Pupils: 236   Distance:1.64	<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:1.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Freshford Church School</b> Ofsted Rating: Good   Pupils: 153   Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Martin's Garden Primary School</b> Ofsted Rating: Requires improvement   Pupils: 203   Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Moorlands Junior School</b> Ofsted Rating: Good   Pupils: 230   Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bath College</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:1.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>King Edward's School</b> Ofsted Rating: Not Rated   Pupils: 1185   Distance:2.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

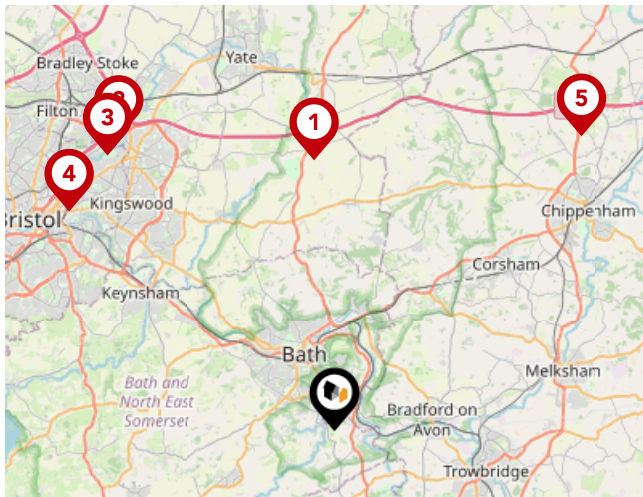
# Area

## Transport (National)



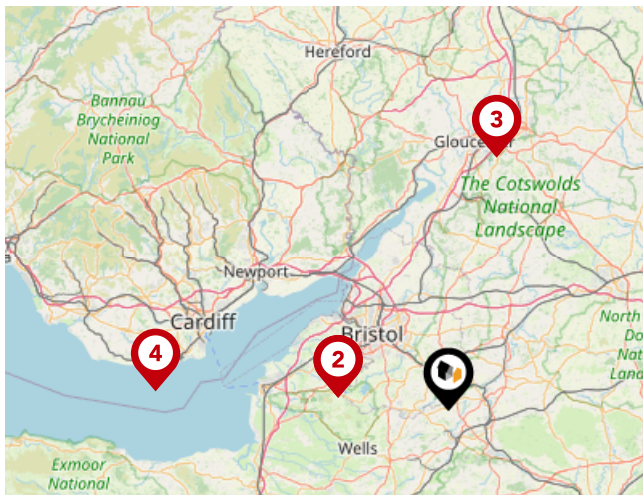
### National Rail Stations

Pin	Name	Distance
1	Bath Spa Rail Station	1.73 miles
2	Freshford Rail Station	1.76 miles
3	Oldfield Park Rail Station	2.54 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	10.01 miles
2	M4 J19	13.42 miles
3	M32 J1	13.18 miles
4	M32 J2	12.73 miles
5	M4 J17	14.22 miles

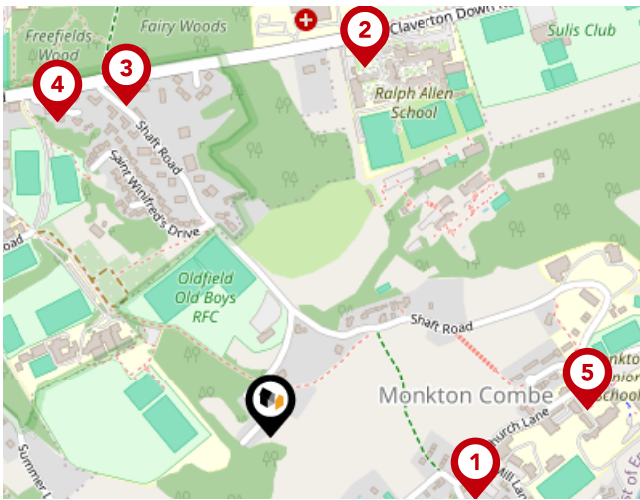


### Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	16.43 miles
2	Felton	16.43 miles
3	Staverton	37.88 miles
4	Cardiff Airport	43.51 miles

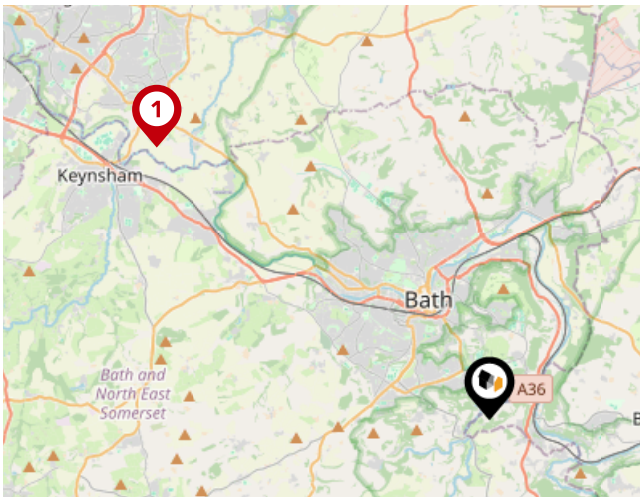
# Area

## Transport (Local)



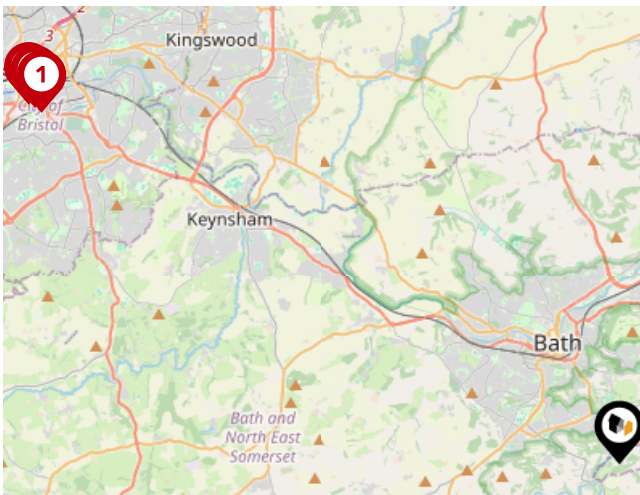
### Bus Stops/Stations

Pin	Name	Distance
1	Wheelwright Arms	0.25 miles
2	Ralph Allen School	0.44 miles
3	Shaft Road	0.42 miles
4	Shaft Road	0.44 miles
5	Monkton Combe School	0.37 miles



### Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	7.96 miles



### Ferry Terminals

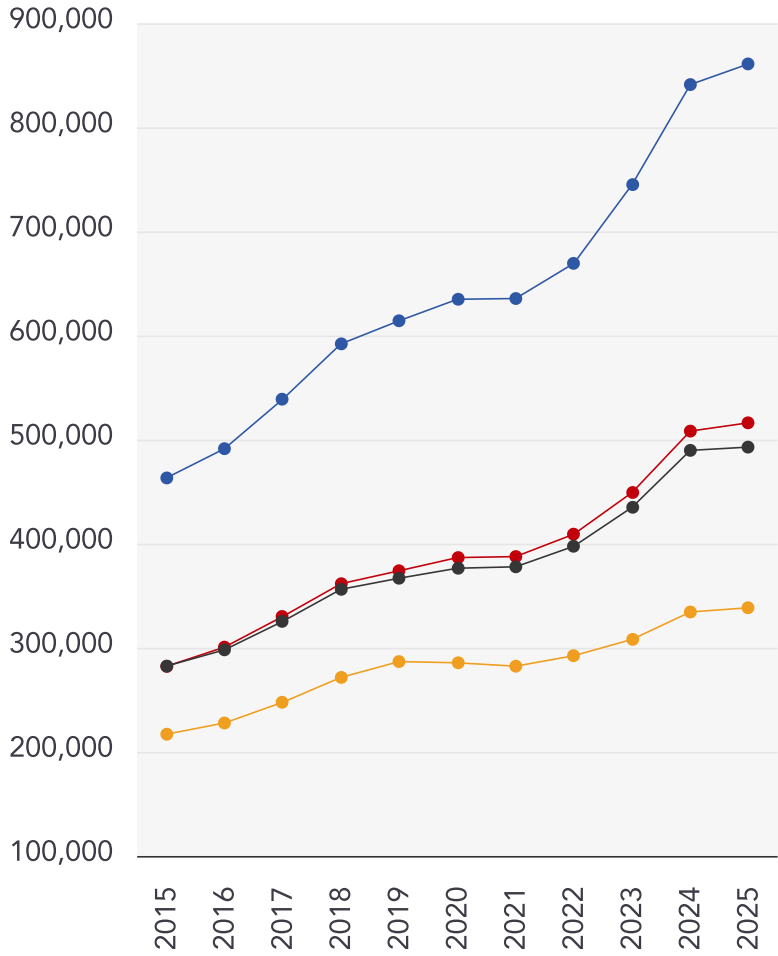
Pin	Name	Distance
1	Temple Meads Station Ferry Landing	12.52 miles
2	Temple Bridge (Bristol) Ferry Landing	12.65 miles
3	St Philip's Bridge	12.79 miles



# 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%**

### Testimonial 1



TYNINGS combine unflappable experience and professionalism with a warmth and humanity which really helps reduce the stress of buying a house. Unlike big brand agencies, Nikki and Ben come across as actually caring about all the people involved in the process, not just the ones paying the fee. Their local Bath knowledge and passion is unparalleled, genuinely the best estate agency I've ever worked with.

### Testimonial 2



I wasn't looking forward to selling my mother's property. Nikki and Ben were really supportive, they understood how to match buyers with sellers and they sparkled with integrity. They were SO helpful. Thanks SO much.

### Testimonial 3



Everything about Nikki and Ben at TYNINGS is outstanding. Their experience, market knowledge, professionalism and attention to detail is second to none. And above all their other qualities, they are an absolute pleasure to deal with.

### Testimonial 4



An excellent, personable service from Nikki and Ben at TYNINGS. Efficient and friendly, with a depth of local knowledge and connections that appear to be unrivalled. We would certainly come back for repeat business.



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# TYNINGS Estate Agents

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