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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 20th November 2025



MIDFORD ROAD, BATH, BA2

TYNINGS Estate Agents

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

01225 833899

ben@tyningsbath.com

www.tyningsbath.com






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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,065 ft ² / 99 m ²		
Plot Area:	0.14 acres		
Year Built :	1930-1949		
Council Tax :	Band D		
Annual Estimate:	£2,266		
Title Number:	AV28155		

Local Area

Local Authority:	Bath and north east somerset	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	17 mb/s	91 mb/s	1000 mb/s
Flood Risk:				
• Rivers & Seas	Very low			
• Surface Water	Very low			

Mobile Coverage: (based on calls indoors)	Satellite/Fibre TV Availability:			
				
				
				
				

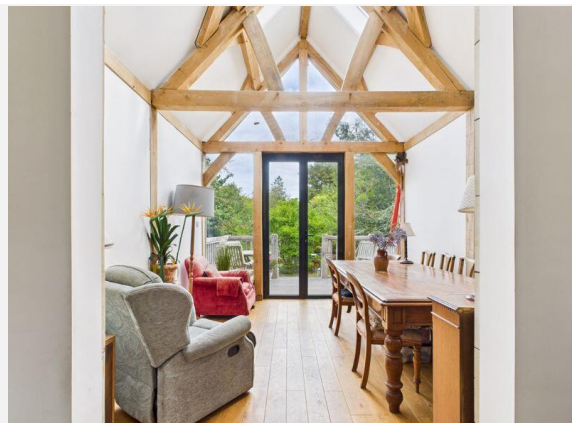
Planning History

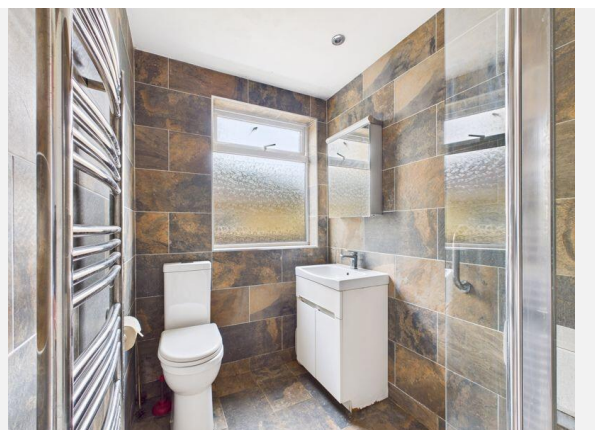
This Address

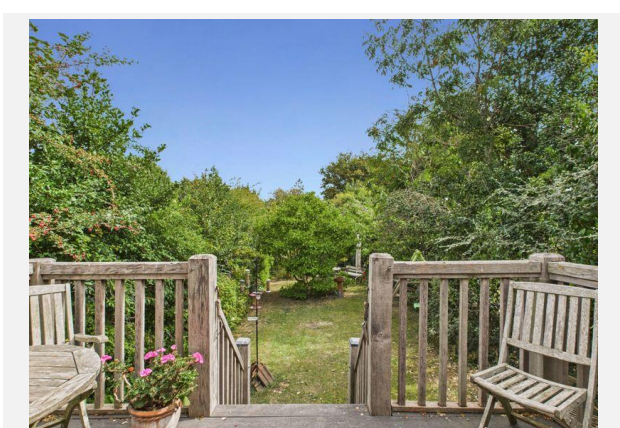
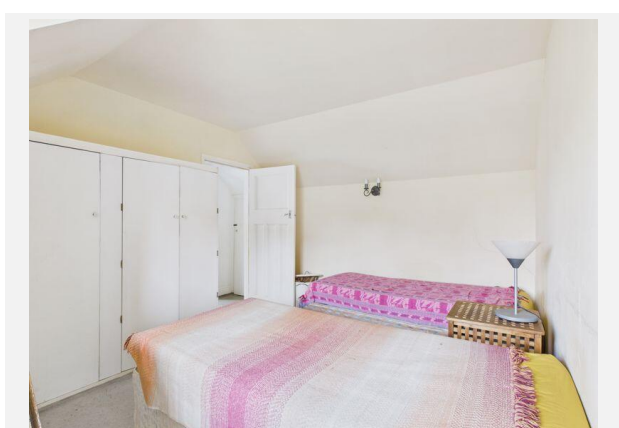
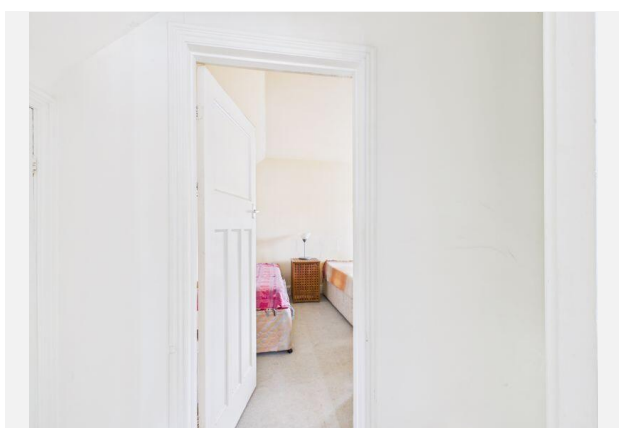
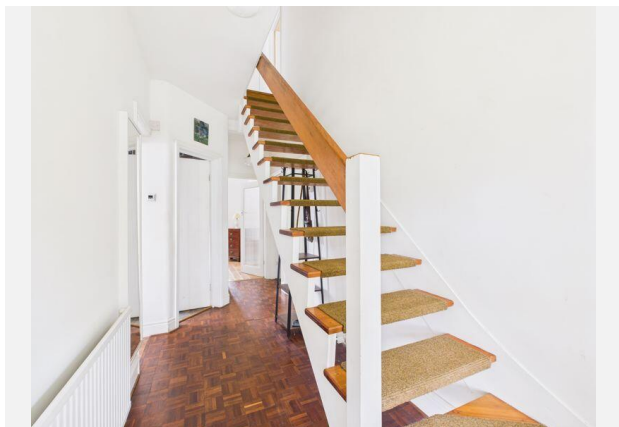


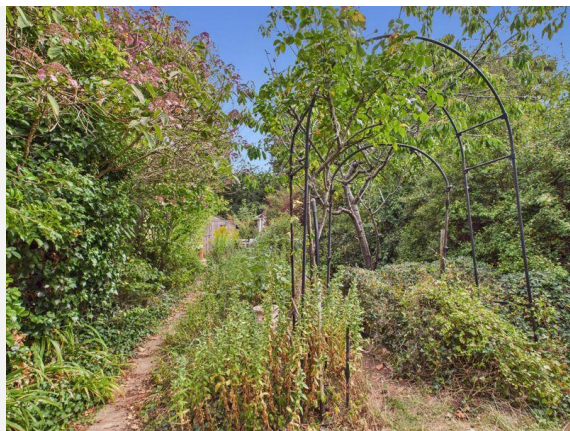
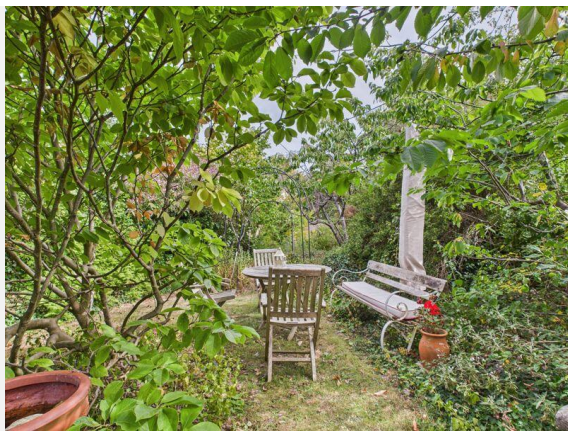
Planning records for: *Midford Road, Bath, BA2*

Reference - 17/02613/FUL	
Decision:	Application Permitted
Date:	31st May 2017
Description:	Erection of a single storey rear extension with rear veranda.

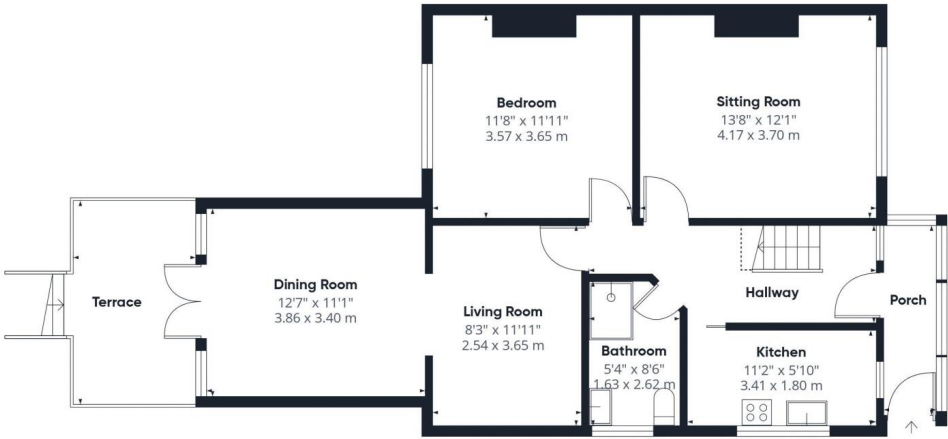




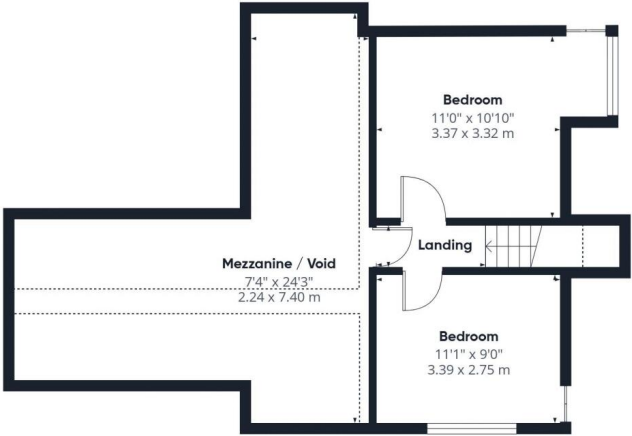




MIDFORD ROAD, BATH, BA2



Floor 0 Building 1



Floor 1 Building 1



Approximate total area^m
1340 ft²
124.4 m²

Balconies and terraces
88 ft²
8.2 m²

Reduced headroom
279 ft²
25.9 m²

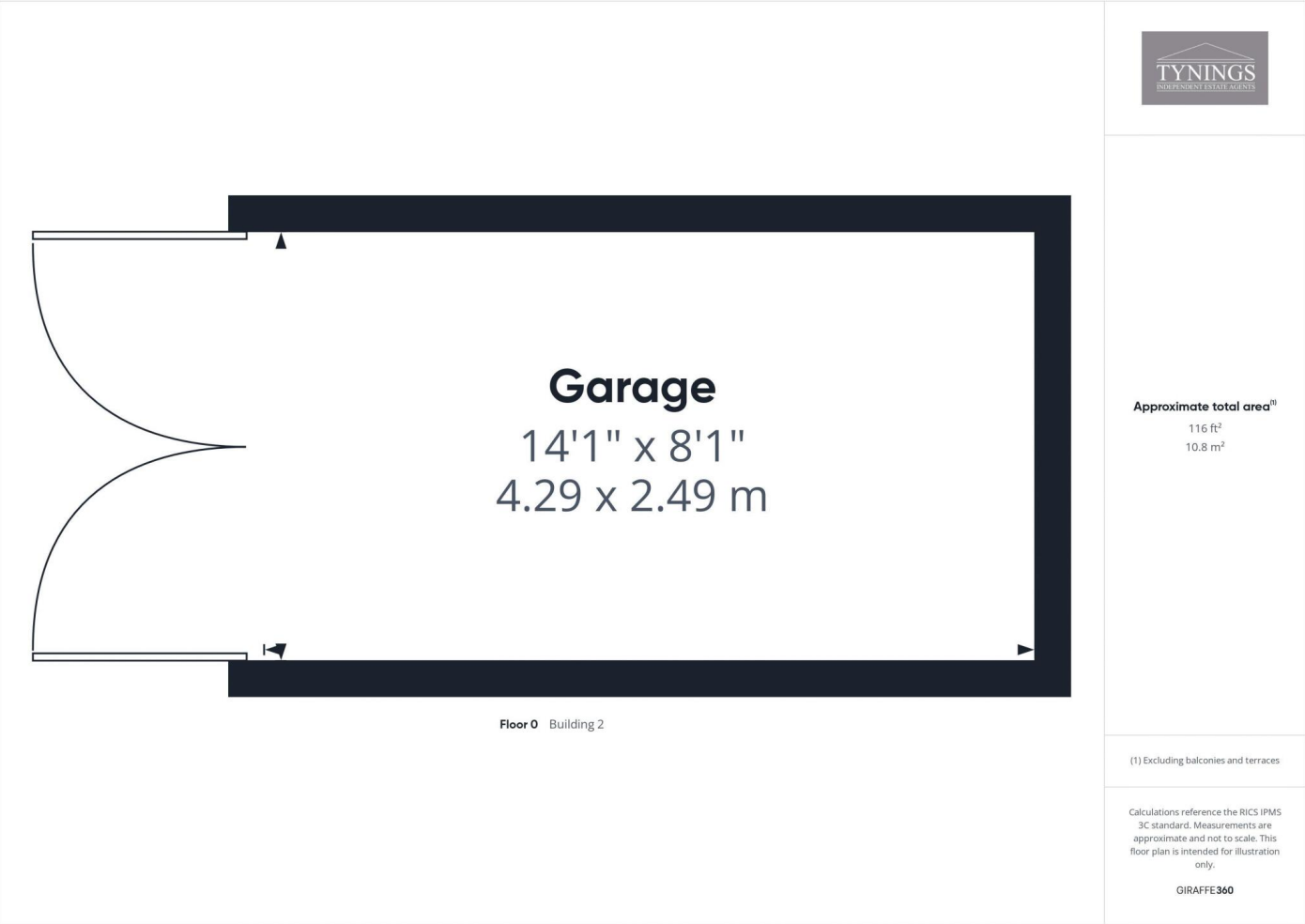
(1) Excluding balconies and terraces

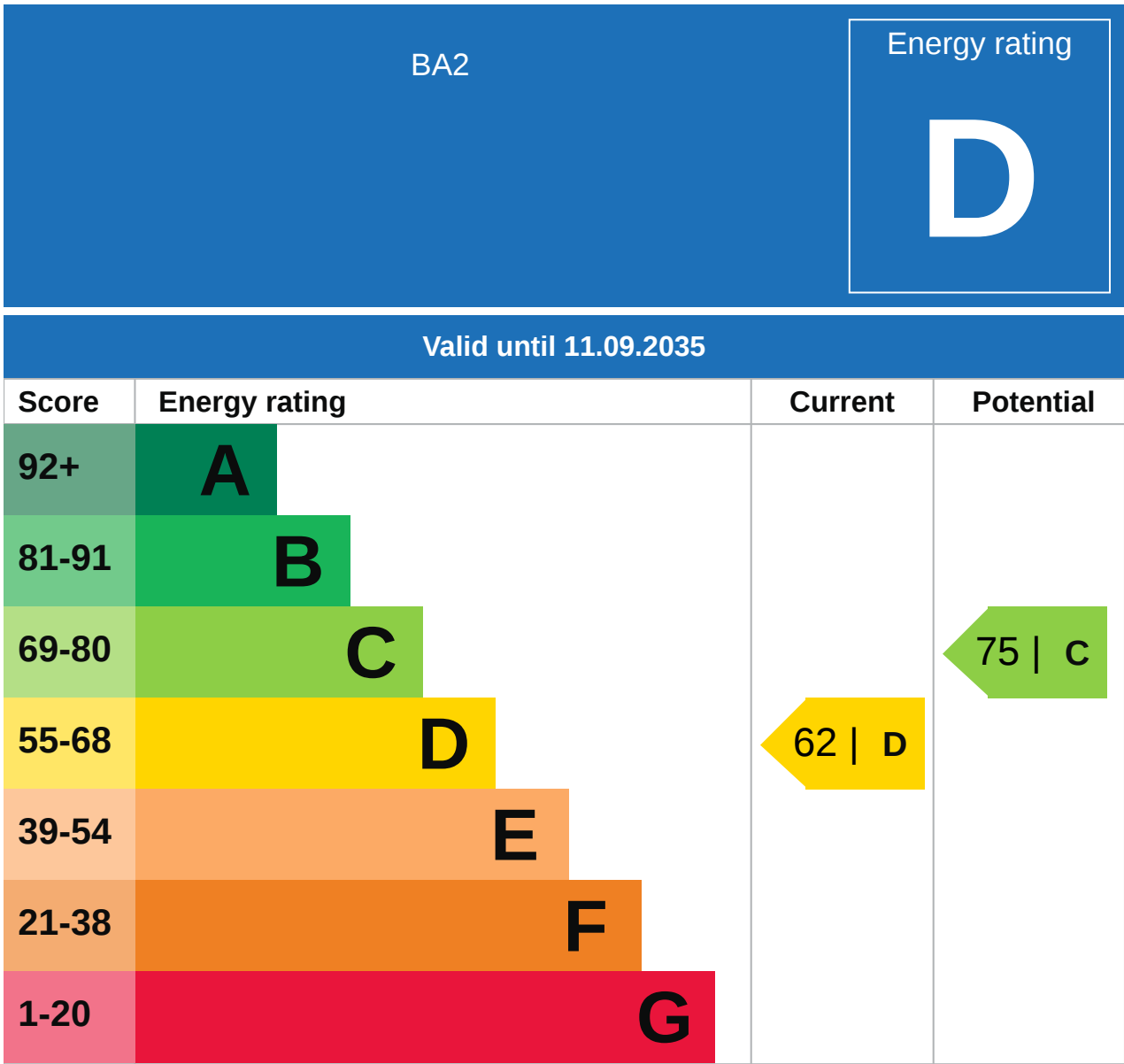
Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

MIDFORD ROAD, BATH, BA2





Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	1
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, insulated at rafters
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:	Excellent lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	99 m ²

5, Midford Road, Bath, BA2 5RW						
Last Sold Date:	03/10/2024	09/04/2014				
Last Sold Price:	£595,000	£285,000				
33, Midford Road, Bath, BA2 5RW						
Last Sold Date:	13/09/2024	02/12/2013	22/02/2007	04/03/2005	23/12/1998	23/10/1998
Last Sold Price:	£450,000	£228,000	£239,000	£190,000	£78,000	£64,000
25, Midford Road, Bath, BA2 5RW						
Last Sold Date:	31/07/2024	26/10/2011	30/08/2007			
Last Sold Price:	£615,000	£375,000	£372,500			
19, Midford Road, Bath, BA2 5RW						
Last Sold Date:	28/03/2024	27/05/2022				
Last Sold Price:	£550,000	£465,000				
35, Midford Road, Bath, BA2 5RW						
Last Sold Date:	27/10/2022	13/10/2020	01/03/2013	30/04/1997		
Last Sold Price:	£415,000	£300,000	£241,500	£52,500		
9, Midford Road, Bath, BA2 5RW						
Last Sold Date:	26/08/2022					
Last Sold Price:	£500,000					
17, Midford Road, Bath, BA2 5RW						
Last Sold Date:	05/08/2022					
Last Sold Price:	£486,500					
1, Midford Road, Bath, BA2 5RW						
Last Sold Date:	15/09/2021	19/12/2012				
Last Sold Price:	£492,000	£250,000				
37, Midford Road, Bath, BA2 5RW						
Last Sold Date:	18/09/2019					
Last Sold Price:	£385,000					
47, Midford Road, Bath, BA2 5RW						
Last Sold Date:	04/11/2016	15/06/2011	19/03/1999	13/06/1997		
Last Sold Price:	£380,000	£240,000	£105,000	£68,000		
27, Midford Road, Bath, BA2 5RW						
Last Sold Date:	11/03/2016					
Last Sold Price:	£315,250					
23, Midford Road, Bath, BA2 5RW						
Last Sold Date:	07/11/2014	02/07/2001				
Last Sold Price:	£285,000	£148,000				

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

39, Midford Road, Bath, BA2 5RW				
Last Sold Date:	17/10/2014			
Last Sold Price:	£299,950			
21, Midford Road, Bath, BA2 5RW				
Last Sold Date:	06/06/2014			
Last Sold Price:	£305,000			
31, Midford Road, Bath, BA2 5RW				
Last Sold Date:	05/09/2008	17/08/2001	23/03/2001	28/08/1997
Last Sold Price:	£220,000	£120,000	£136,500	£51,000
43, Midford Road, Bath, BA2 5RW				
Last Sold Date:	17/09/2007			
Last Sold Price:	£245,000			
49, Midford Road, Bath, BA2 5RW				
Last Sold Date:	28/07/2006	23/09/2005	07/06/2004	27/05/1997
Last Sold Price:	£322,500	£305,000	£249,995	£90,000
29, Midford Road, Bath, BA2 5RW				
Last Sold Date:	27/01/2006	04/11/2004		
Last Sold Price:	£240,000	£195,000		
45, Midford Road, Bath, BA2 5RW				
Last Sold Date:	04/09/2002	01/11/2001		
Last Sold Price:	£120,000	£110,000		
41, Midford Road, Bath, BA2 5RW				
Last Sold Date:	28/08/1998			
Last Sold Price:	£90,000			
3, Midford Road, Bath, BA2 5RW				
Last Sold Date:	23/10/1997			
Last Sold Price:	£76,212			

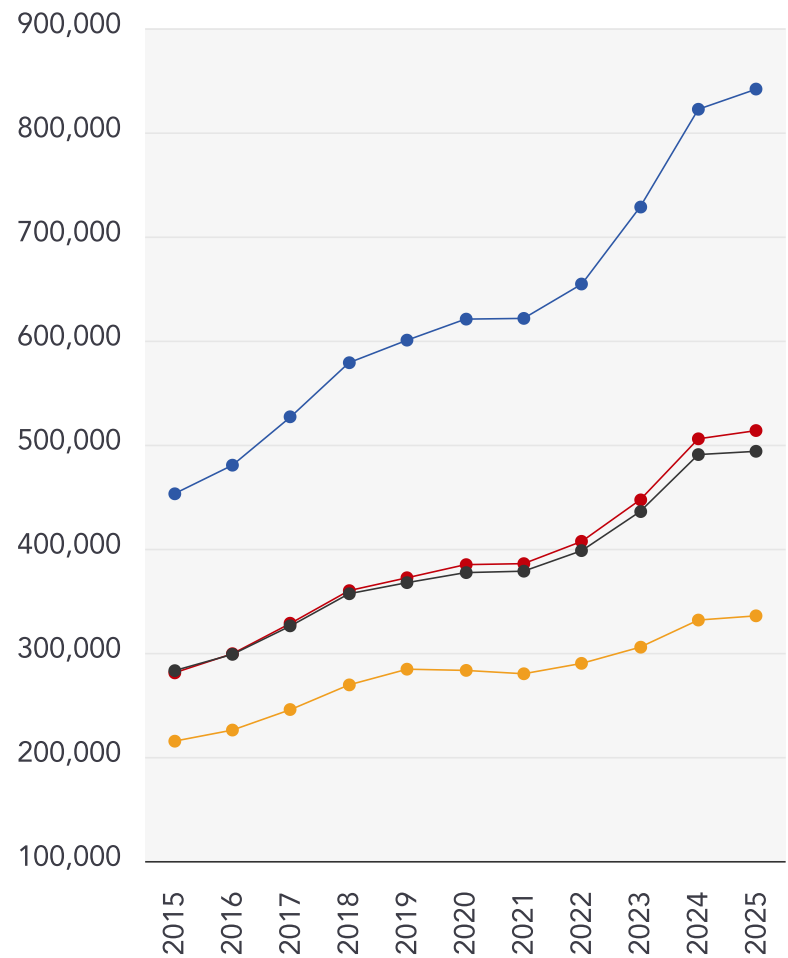
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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%

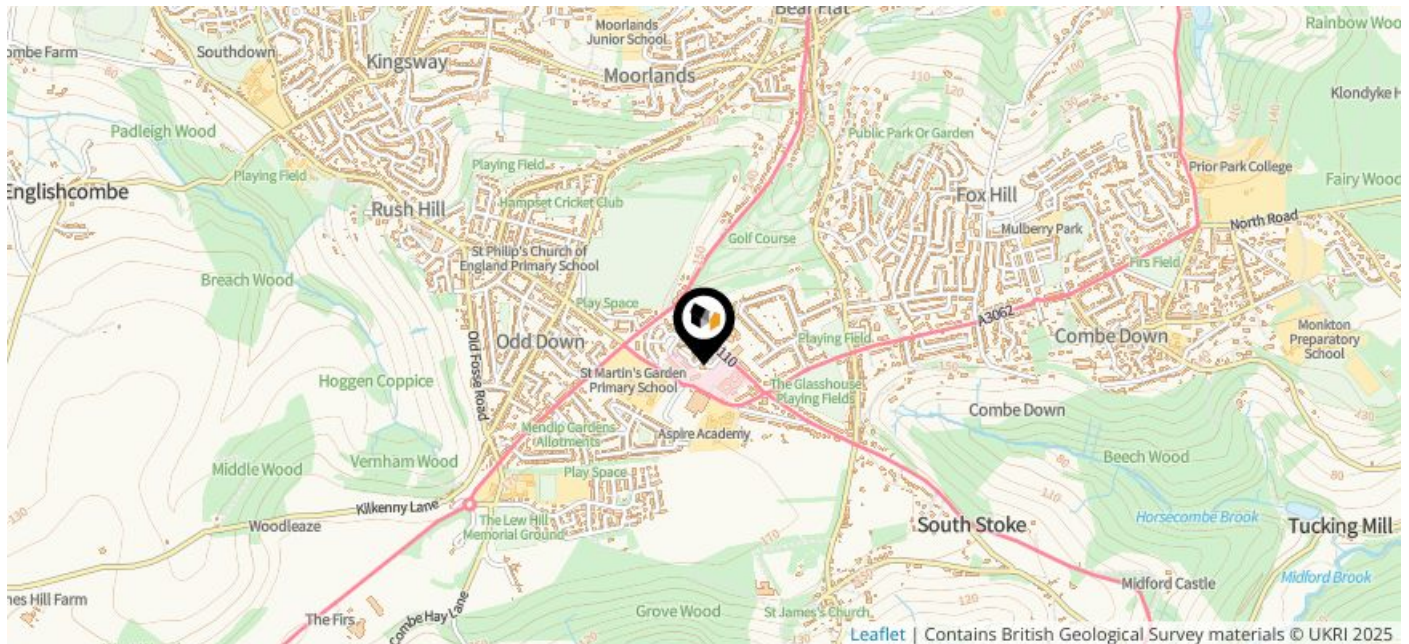
Flat

+56%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

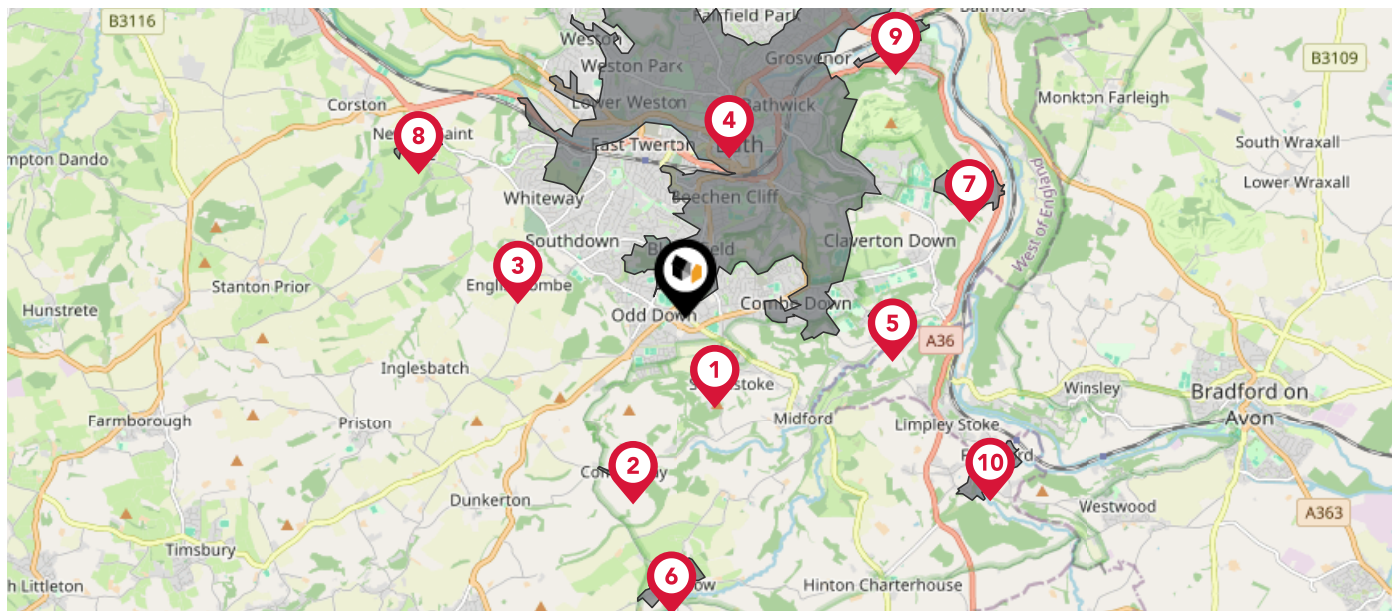
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas



Southstoke



Combe Hay



Englishcombe



Bath



Monkton Combe



Wellow



Claverton



Newton St Loe



Bathampton

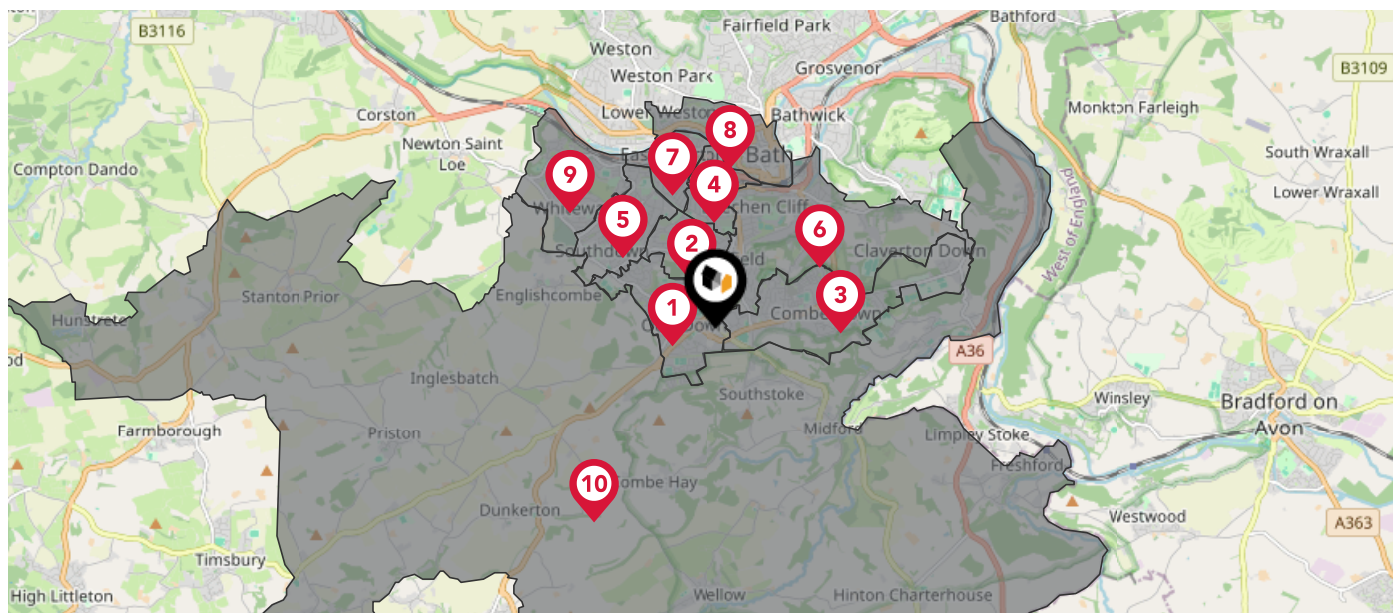


Freshford

Maps

Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards



Odd Down Ward



Moorlands Ward



Combe Down Ward



Oldfield Park Ward



Southdown Ward



Widcombe & Lyncombe Ward



Westmoreland Ward



Kingsmead Ward



Twerton Ward

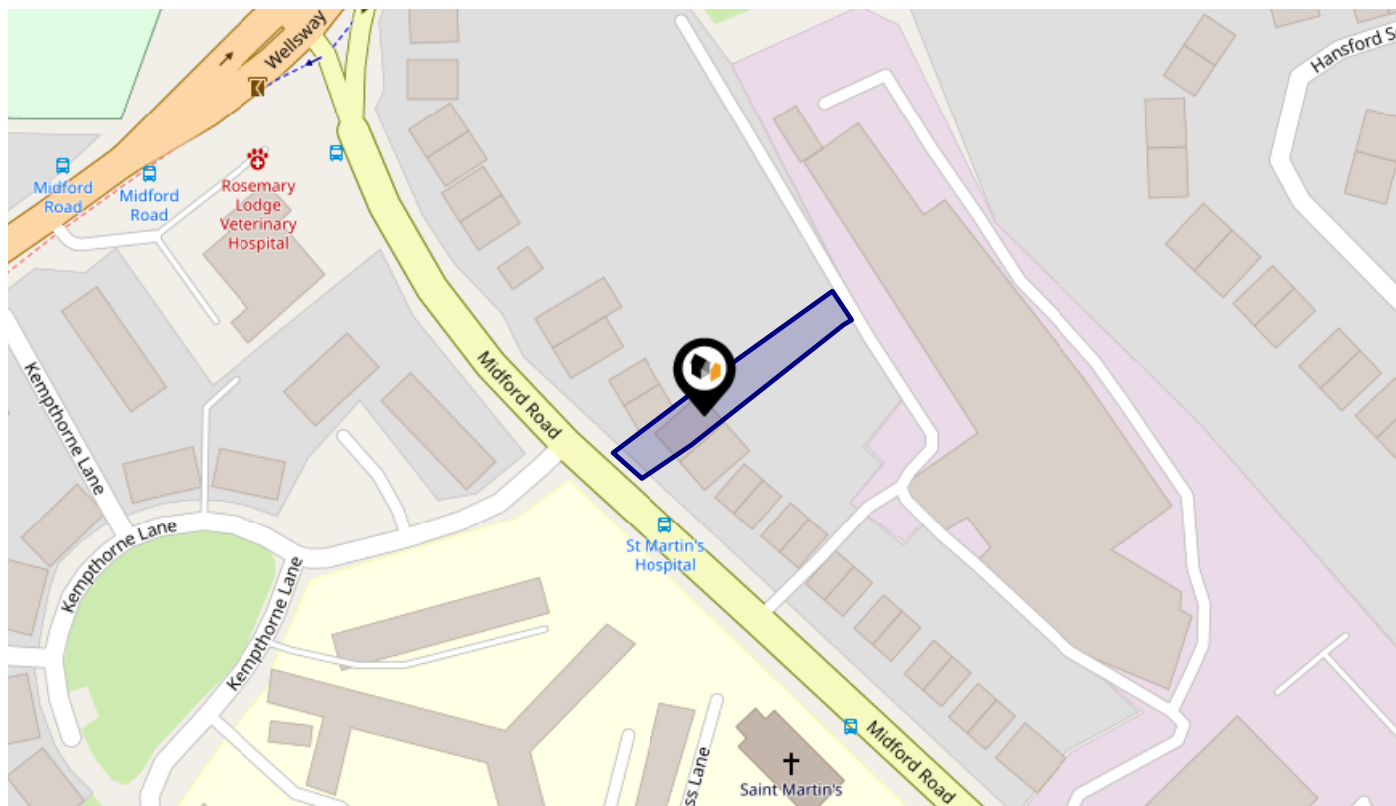


Bathavon South Ward

Maps

Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5	75.0+ dB	Red
4	70.0-74.9 dB	Orange
3	65.0-69.9 dB	Yellow
2	60.0-64.9 dB	Green
1	55.0-59.9 dB	Blue

Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

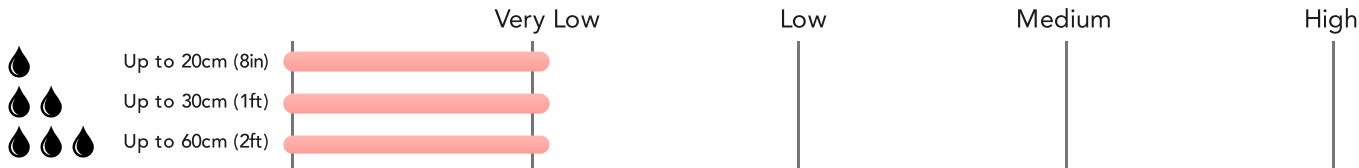


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

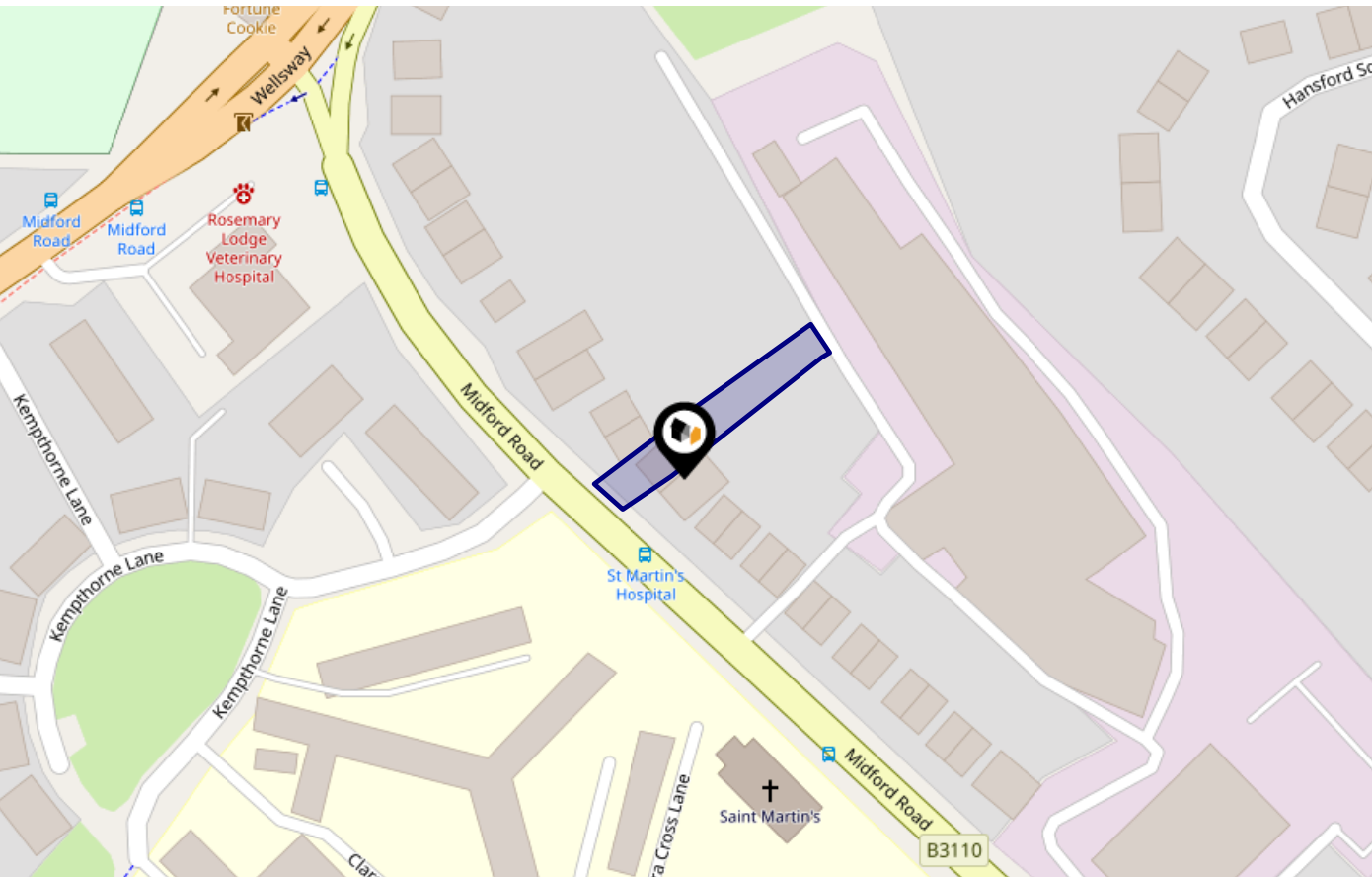
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

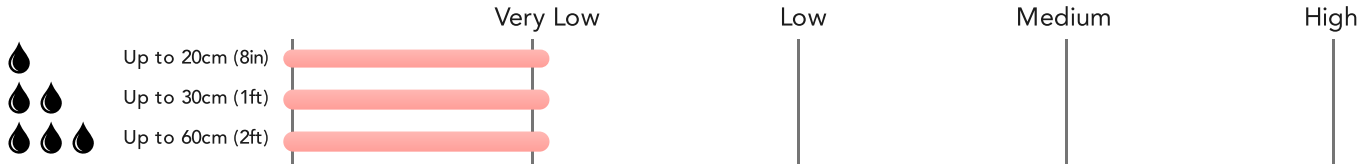


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Chance of flooding to the following depths at this property:

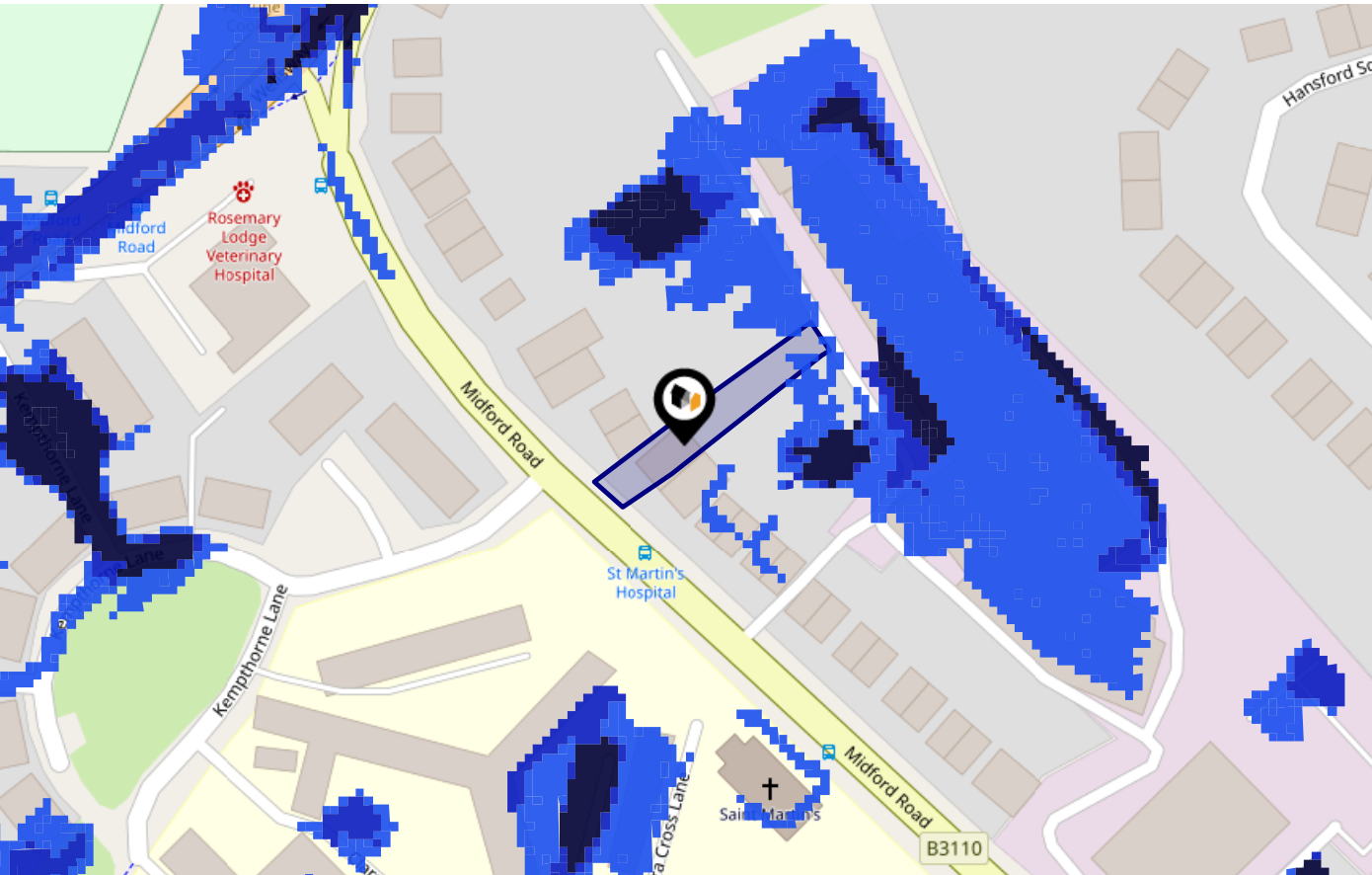


Flood Risk

Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

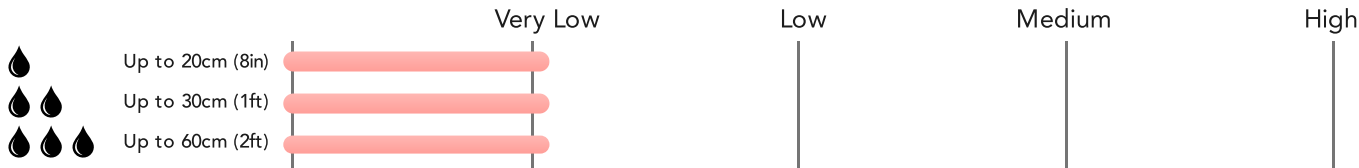


Risk Rating: Very low

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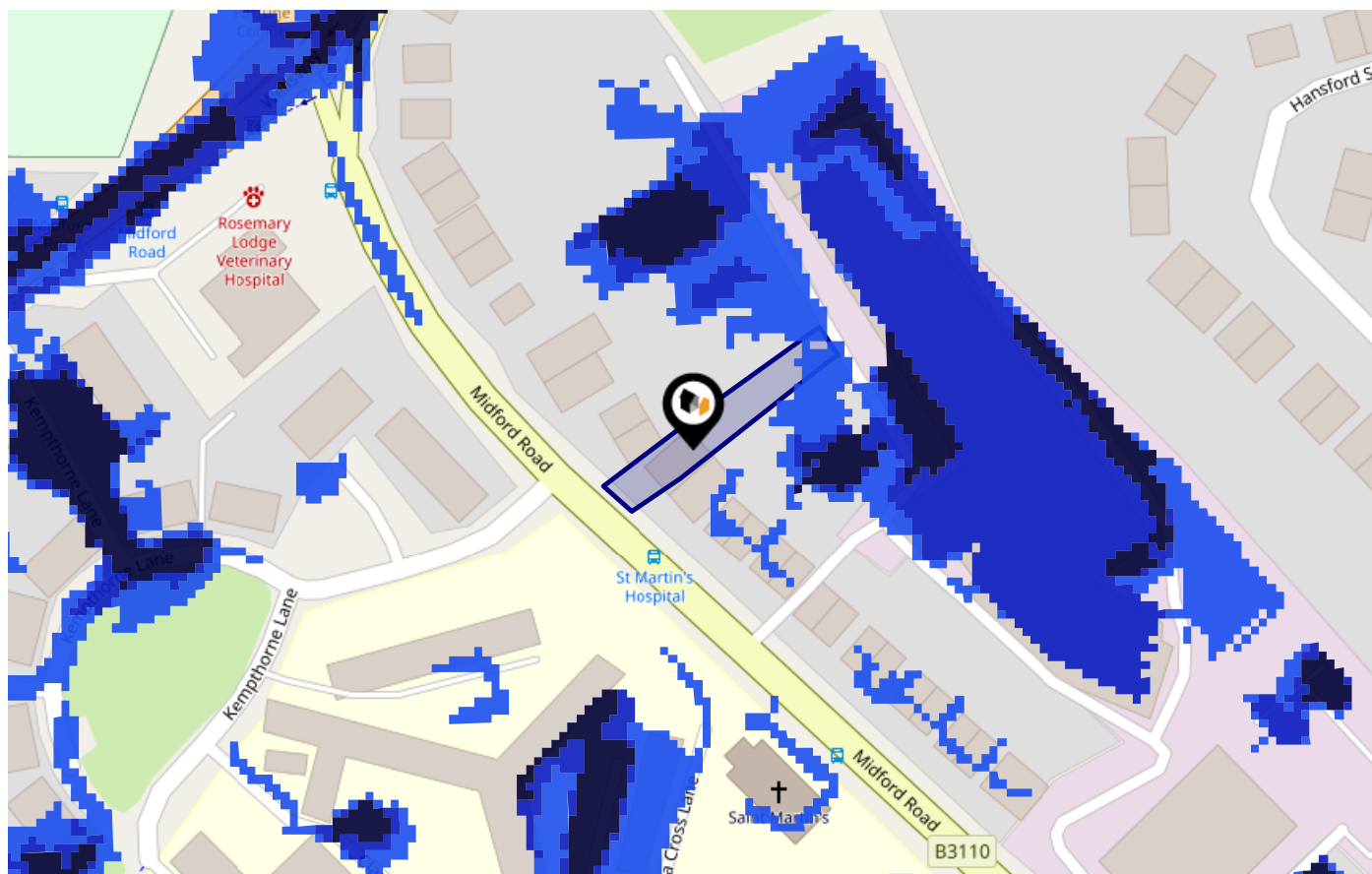
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

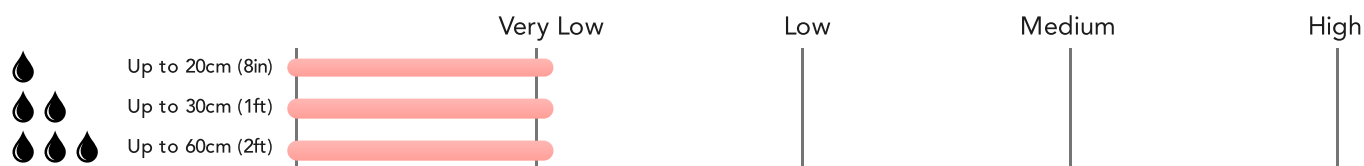


Risk Rating: Very low

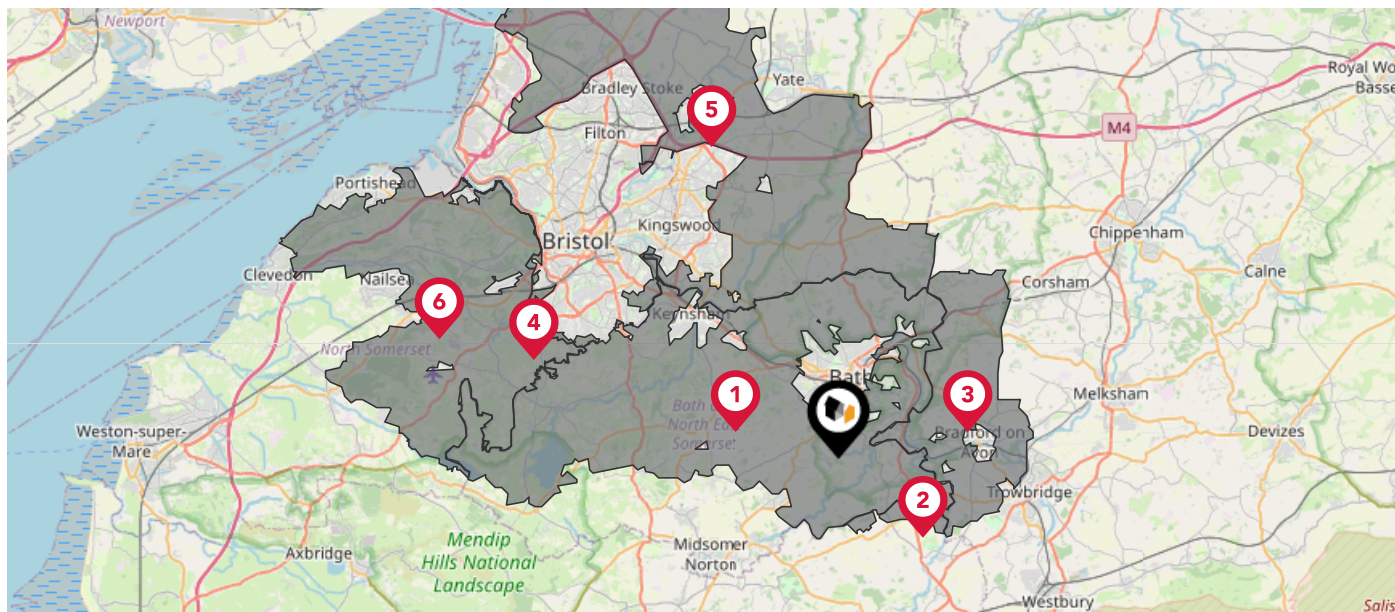
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land



Bath and Bristol Green Belt - Bath and North East Somerset



Bath and Bristol Green Belt - Mendip



Bath and Bristol Green Belt - Wiltshire



Bath and Bristol Green Belt - Bristol, City of



Bath and Bristol Green Belt - South Gloucestershire

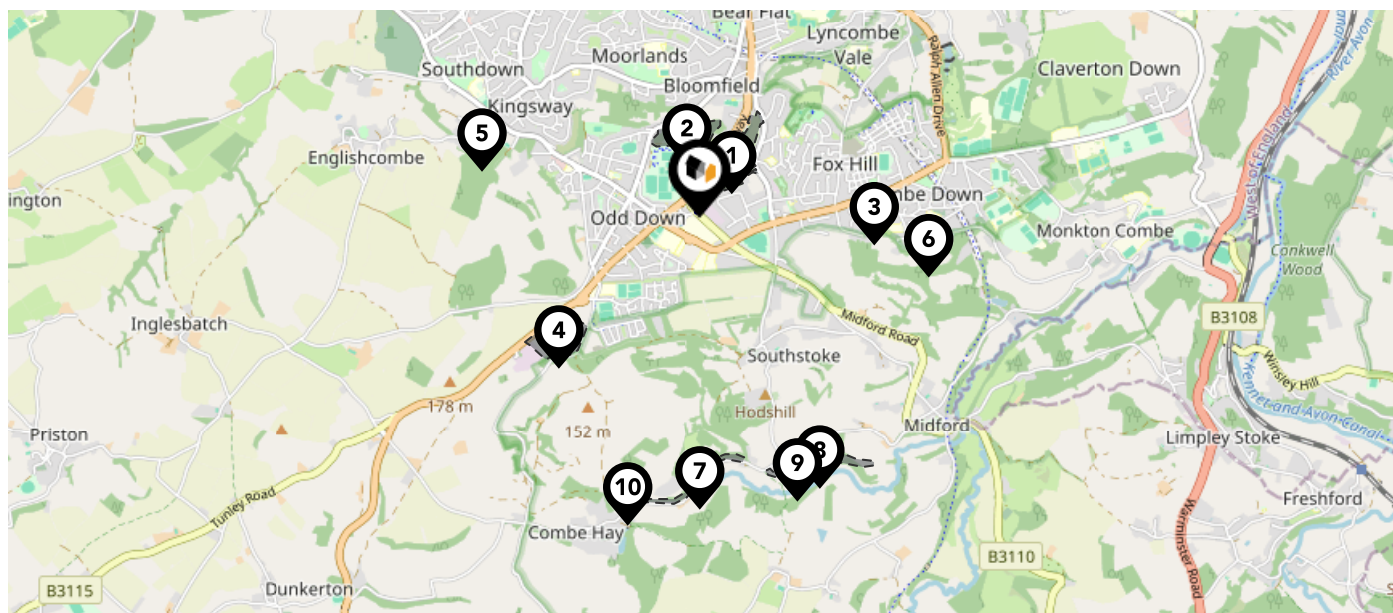


Bath and Bristol Green Belt - North Somerset

Maps

Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

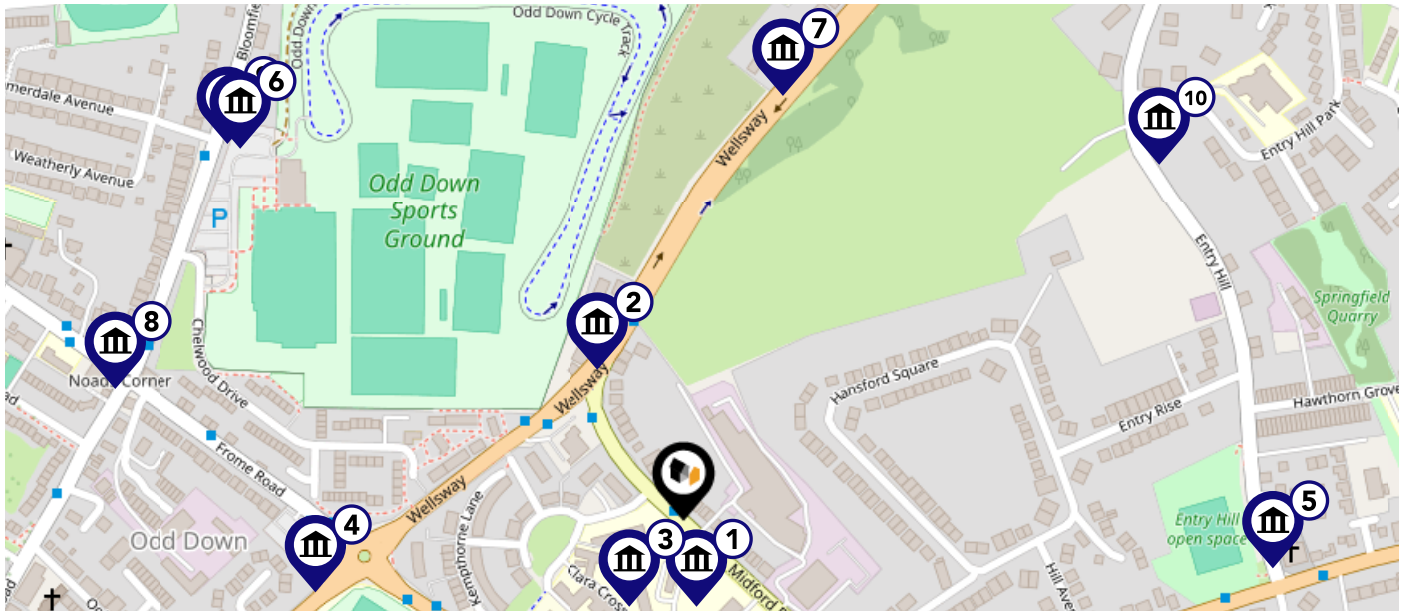
1	Lower Barrack Farm-Wellsway, Bath, Avon	Historic Landfill	
2	Bloomfield Road Tip-Bath, Avon	Historic Landfill	
3	The Old Quarry, Rear of Combe Road-Combe Down, Bath	Historic Landfill	
4	Fullers Earth Tip-Roadstock Road, Combe Hay, Bath, Avon	Historic Landfill	
5	Rush Hill-Barrow Castle, Rush Hill	Historic Landfill	
6	Old Quarry-Land Adjacent to 1 Beechwood Road, Coombe Road, Combe Down, Bath, Avon	Historic Landfill	
7	Railway Cutting-Combe Hay, Bath, Avon	Historic Landfill	
8	South Stoke Tipping Site-Upper Midford	Historic Landfill	
9	Combe Hay Lane-Southstoke, Bath, Avon	Historic Landfill	
10	Former Railway Cutting, Woodland Farm-Combe Hay, Bath, Avon	Historic Landfill	

Maps

Listed Buildings

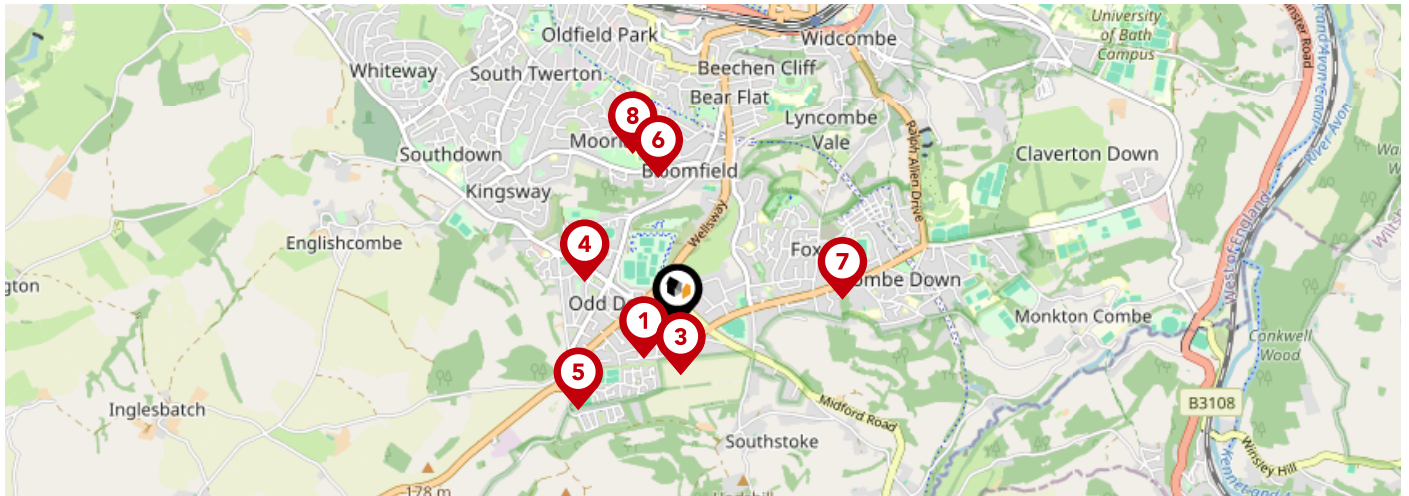


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

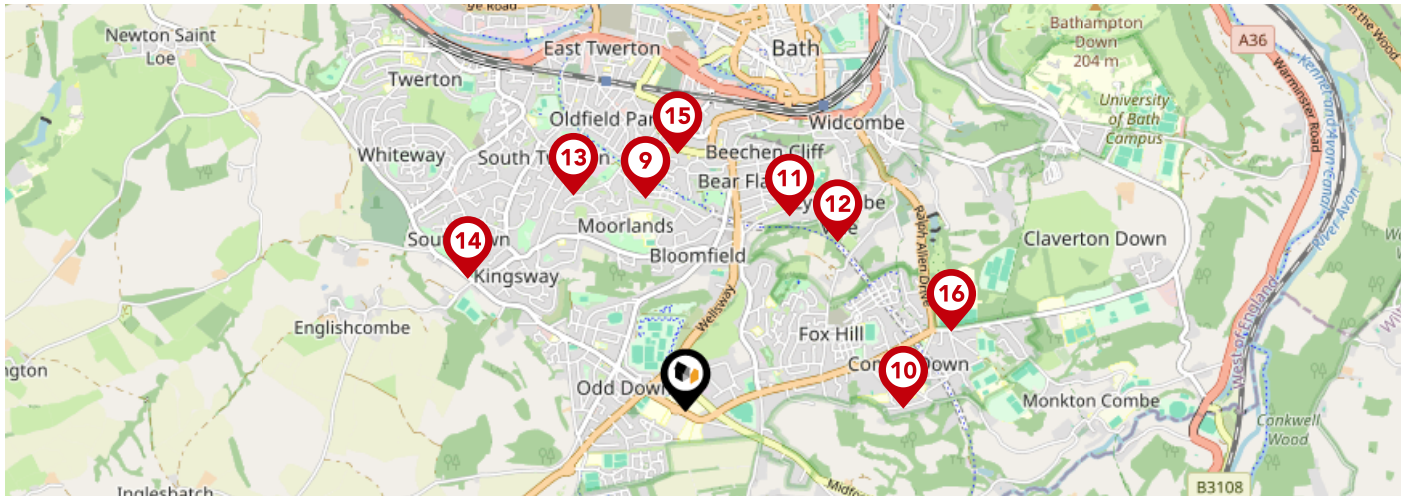










Listed Buildings in the local district		Grade	Distance
	1395713 - Chapel Of St Martin	Grade II	0.0 miles
	1395631 - Nos. 372 And 374 With Retaining Wall, Railings And Steps	Grade II	0.1 miles
	1395717 - St Martin's Hospital	Grade II	0.1 miles
	1395821 - Red Lion Hotel	Grade II	0.2 miles
	1395736 - 110a And 112 Entry Hill (the Presbytery To The Rc Church Of St Peter And St Paul)	Grade II	0.3 miles
	1394940 - Tower House	Grade II	0.3 miles
	1395628 - Nos. 172 And 172a Wellbourne Cottage (no. 172)	Grade II	0.3 miles
	1406038 - 378 And 380 Bloomfield Road And Attached Railings	Grade II	0.3 miles
	1394941 - Boundary Wall, Piers And Gate To No. 297	Grade II	0.3 miles
	1395732 - Wildacre	Grade II	0.3 miles

Area Schools



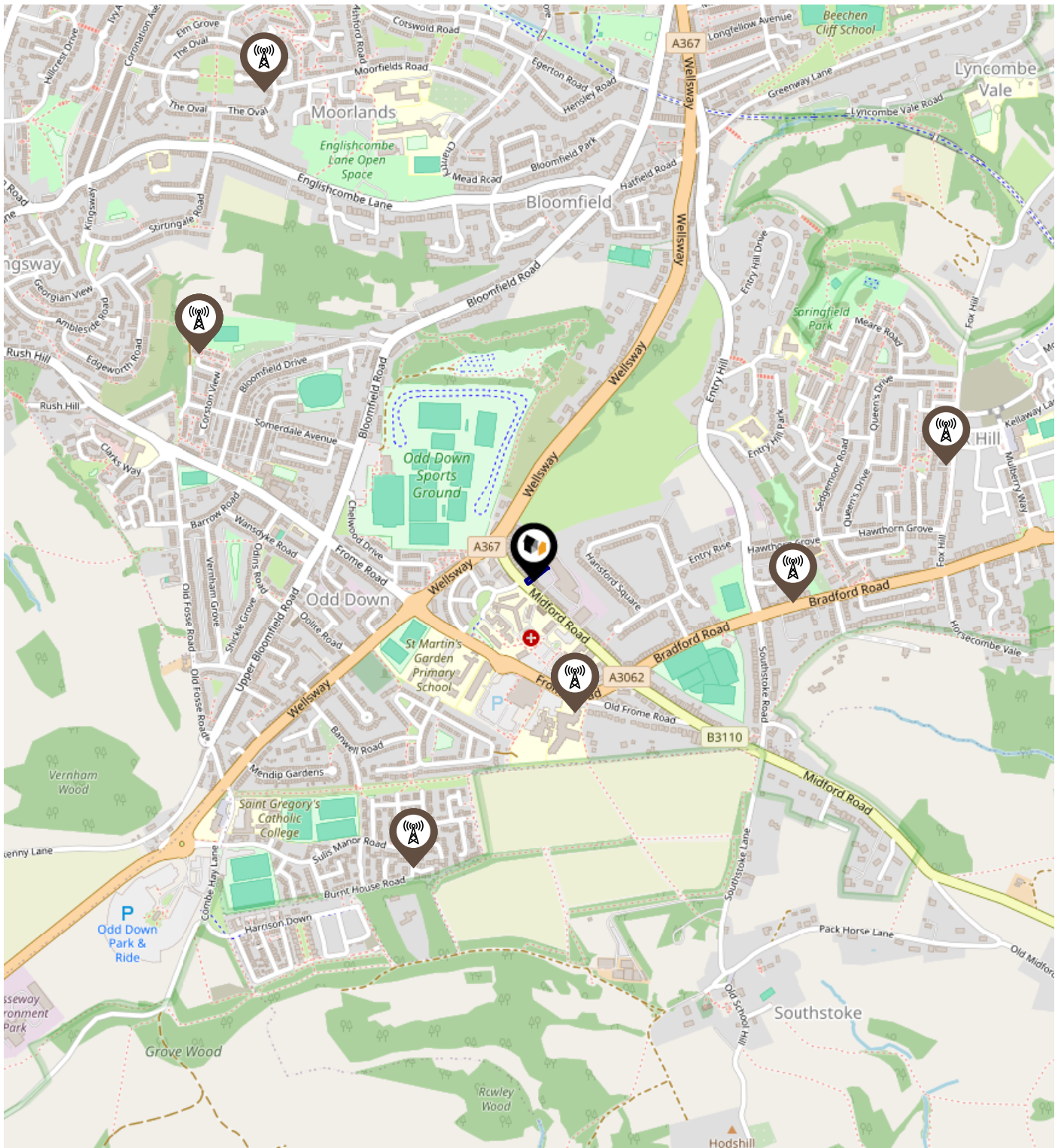
		Nursery	Primary	Secondary	College	Private
1	St Martin's Garden Primary School Ofsted Rating: Requires improvement Pupils: 203 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Three Ways School Ofsted Rating: Good Pupils: 236 Distance:0.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Aspire Academy Ofsted Rating: Good Pupils: 101 Distance:0.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Philip's CofE Primary School Ofsted Rating: Good Pupils: 276 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Saint Gregory's Catholic College Ofsted Rating: Good Pupils: 1036 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Moorlands Junior School Ofsted Rating: Good Pupils: 230 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Mulberry Park Educate Together Primary Academy Ofsted Rating: Good Pupils: 161 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Moorlands Infant School Ofsted Rating: Good Pupils: 177 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	St John's Catholic Primary School Ofsted Rating: Good Pupils: 323 Distance: 1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Combe Down CofE Primary School Ofsted Rating: Good Pupils: 406 Distance: 1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beechen Cliff School Ofsted Rating: Good Pupils: 1210 Distance: 1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Paragon School, Junior School of Prior Park College Ofsted Rating: Not Rated Pupils: 252 Distance: 1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oldfield Park Junior School Ofsted Rating: Good Pupils: 235 Distance: 1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Roundhill Primary School Ofsted Rating: Special Measures Pupils: 280 Distance: 1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hayesfield Girls School Ofsted Rating: Good Pupils: 1497 Distance: 1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Prior Park College Ofsted Rating: Not Rated Pupils: 600 Distance: 1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

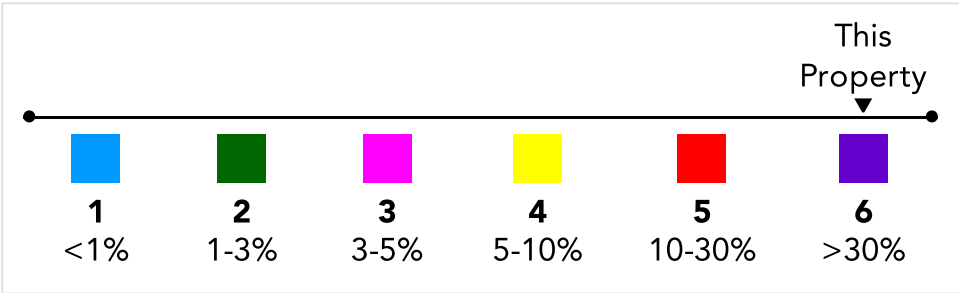
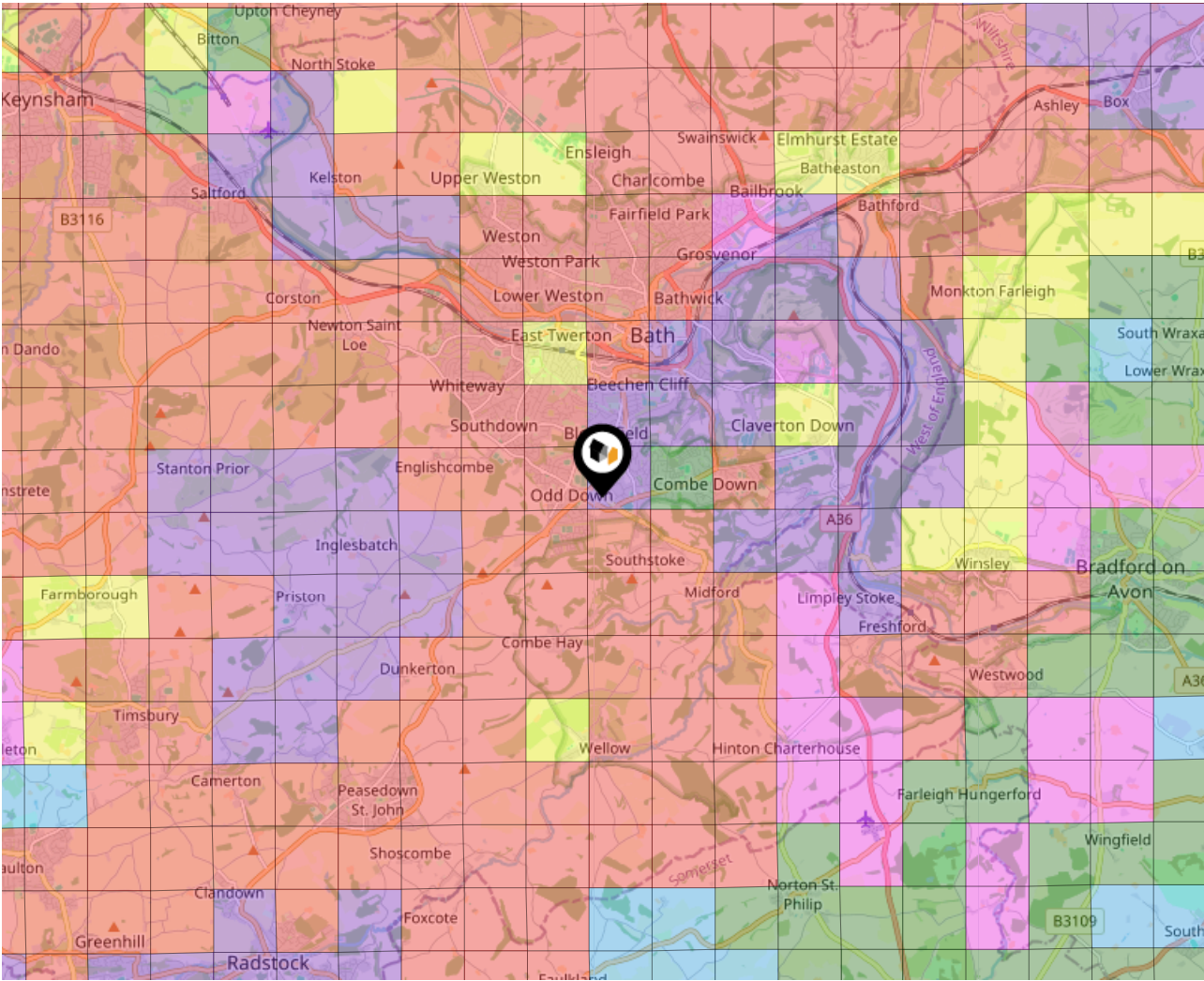


Key:

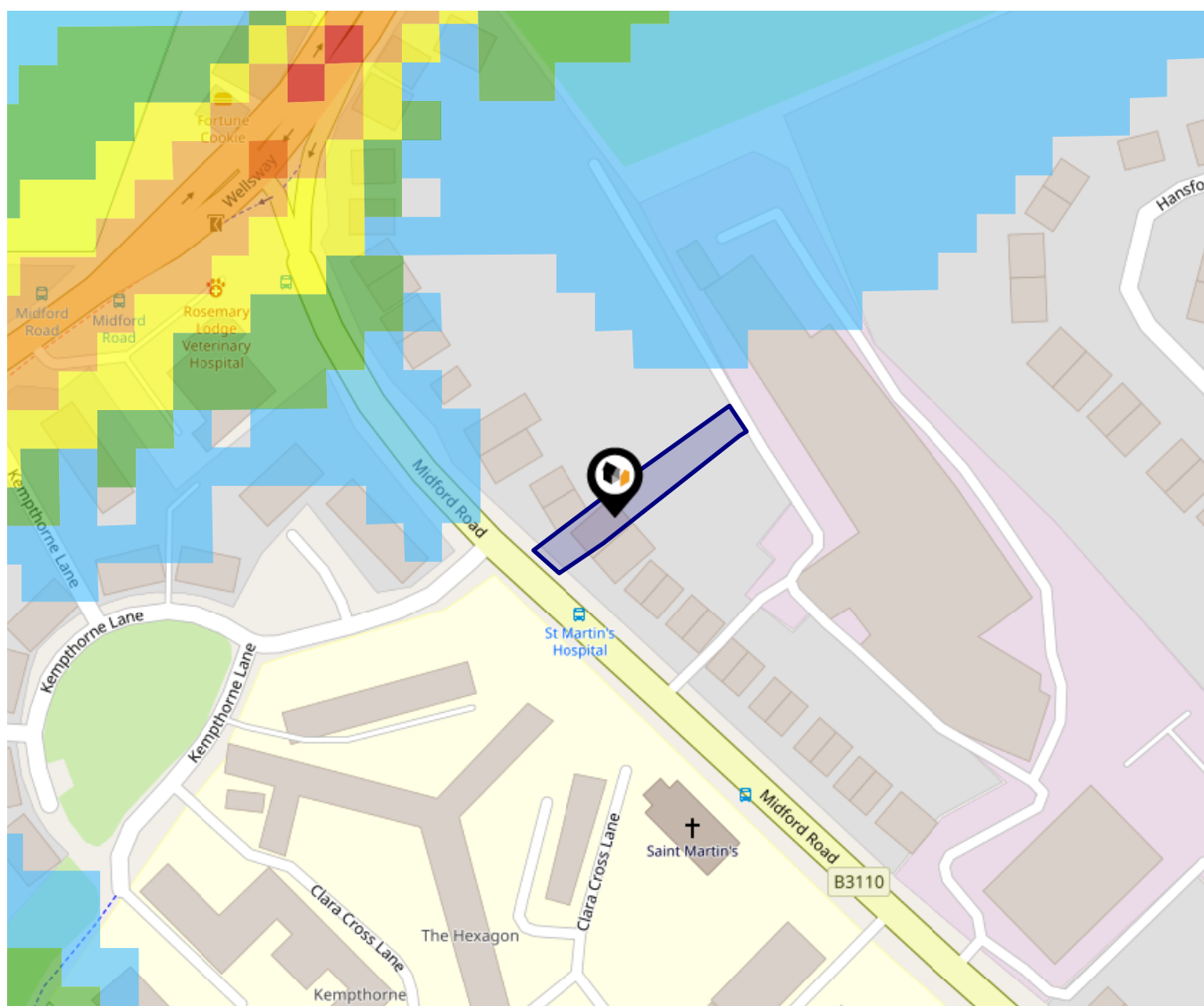
-  Power Pylons
-  Communication Masts

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).



Local Area Road Noise

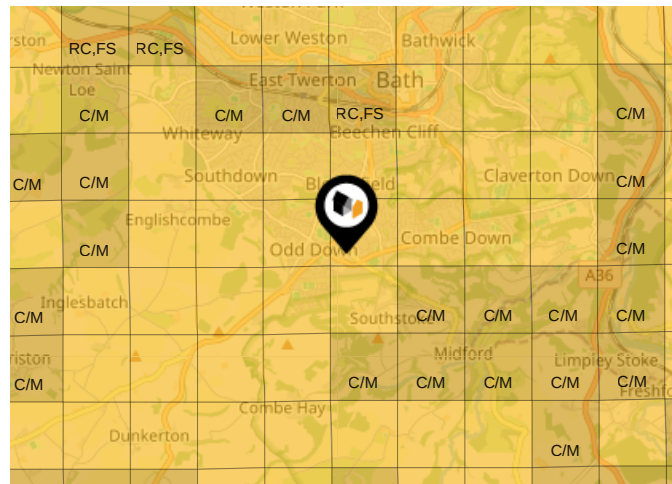


This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

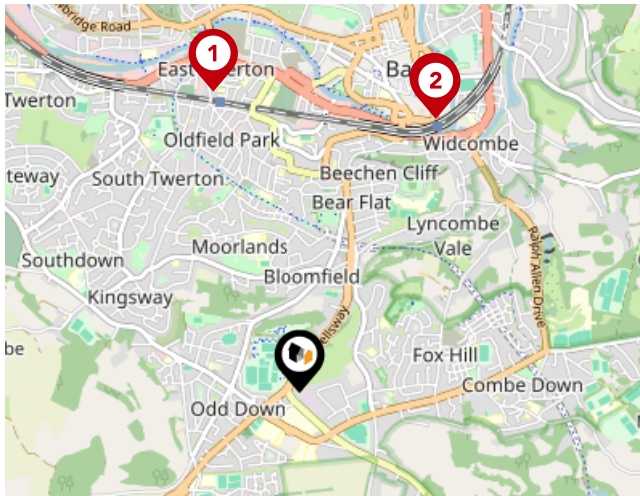
Carbon Content:	HIGH	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLIC -		LOAM
	ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

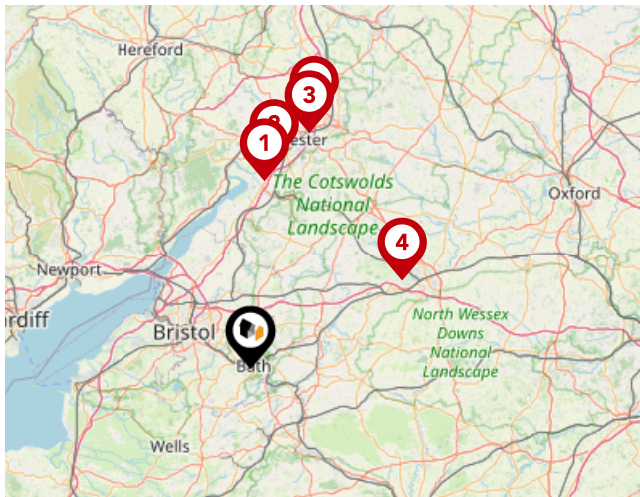
Area

Transport (National)



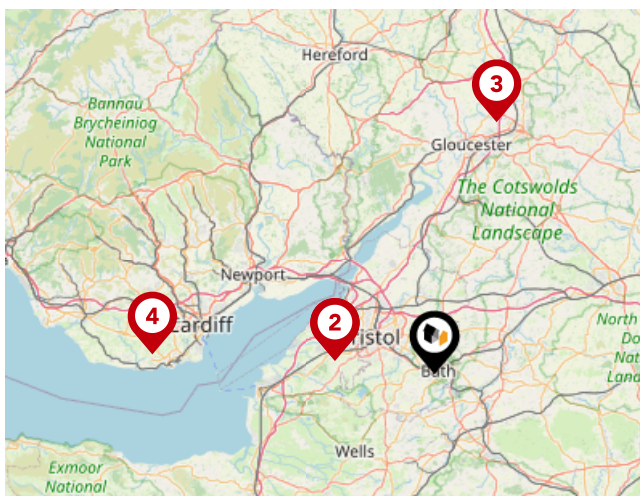
National Rail Stations

Pin	Name	Distance
1	Oldfield Park Rail Station	1.45 miles
2	Bath Spa Rail Station	1.41 miles
3	Bath Spa Rail Station	1.43 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J13	27.74 miles
2	M5 J12	30.61 miles
3	M5 J11A	35.63 miles
4	M4 J16	25.77 miles
5	M5 J11	37.91 miles



Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	14.78 miles
2	Felton	14.78 miles
3	Staverton	38.04 miles
4	Cardiff Airport	41.86 miles

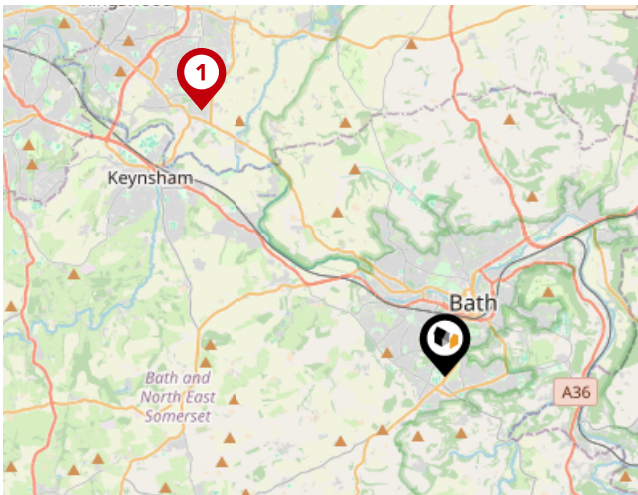
Area

Transport (Local)



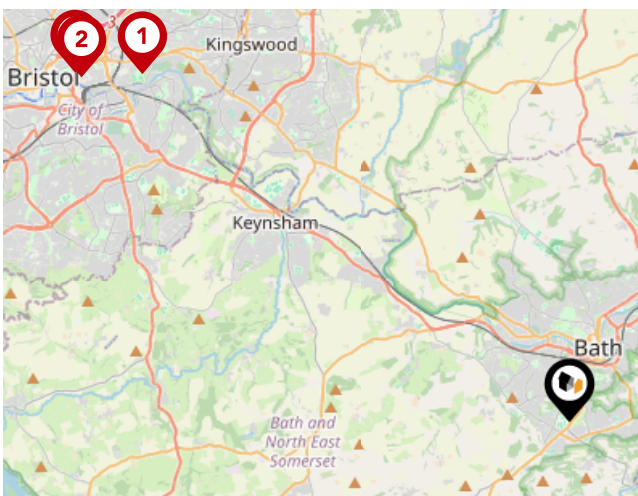
Bus Stops/Stations

Pin	Name	Distance
1	St Martin's Hospital	0.05 miles
2	Odd Down Corner	0.06 miles
3	Odd Down Corner	0.1 miles
4	Midford Road	0.09 miles
5	Sainsbury's	0.15 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	6.68 miles



Ferry Terminals

Pin	Name	Distance
1	Netham Lock Ferry Terminal	10.19 miles
2	Temple Meads Station Ferry Landing	11.08 miles
3	Temple Bridge (Bristol) Ferry Landing	11.21 miles

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

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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