

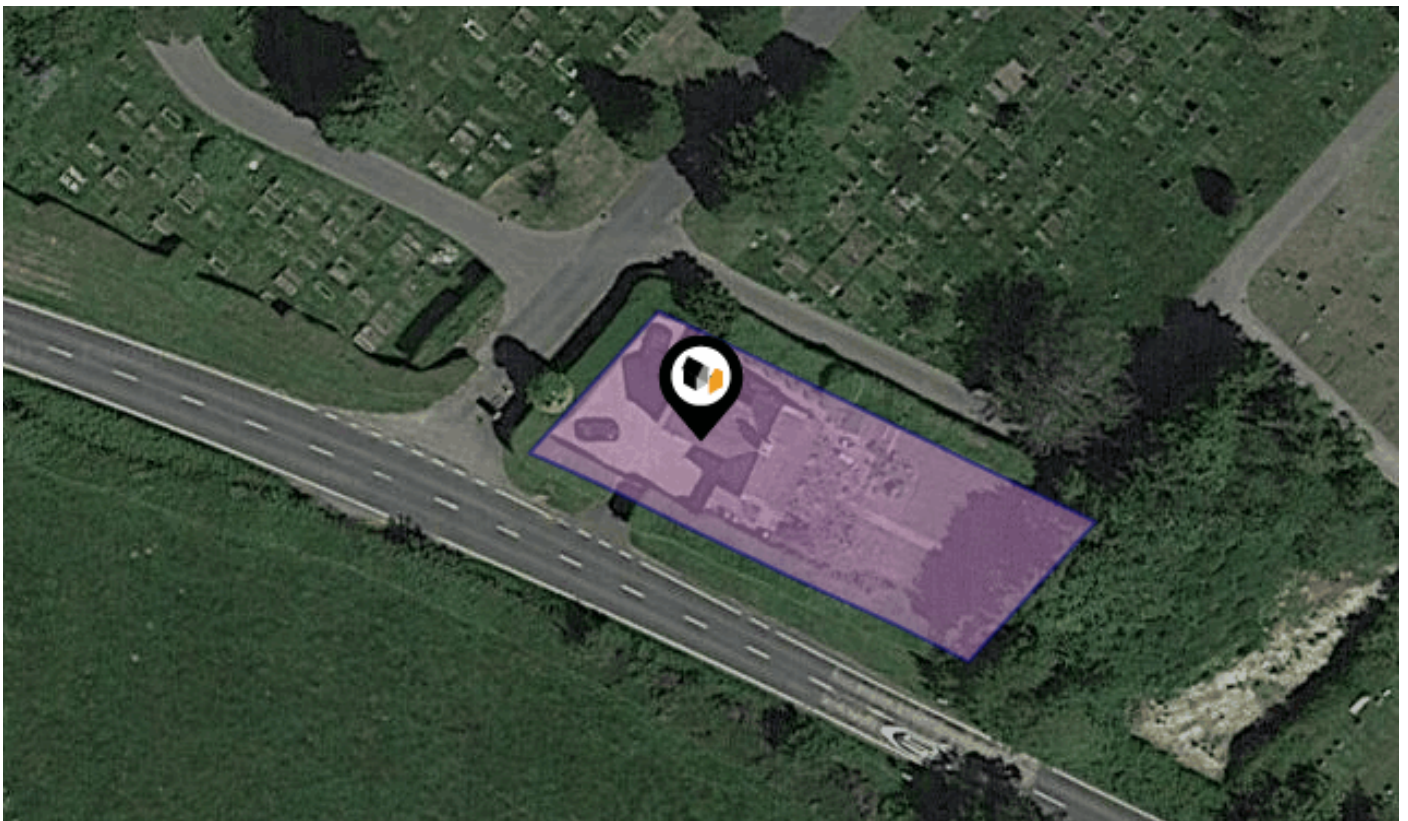


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 03rd May 2023



BAYHAM ROAD, TUNBRIDGE WELLS, TN2

Martin & Co Tunbridge Wells

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www.martinco.com/estate-agents-and-letting-agents/branch/tunbridge-wells





Property

Type:	Detached	Last Sold £/ft²:	£384
Bedrooms:	2	Tenure:	Freehold
Floor Area:	1,144 ft ² / 106 m ²		
Plot Area:	0.16 acres		
Year Built :	Cica 1850		
Council Tax :	Band D		
Annual Estimate:	£2,030		
Title Number:	K721885		
UPRN:	100061196043		

Local Area

Local Authority:	Tunbridge Wells
Conservation Area:	No
Flood Risk:	
(Rivers & Seas)	Very Low
(Surface Water)	High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

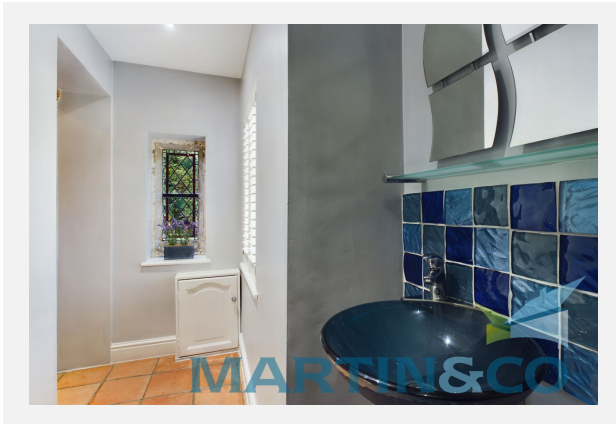
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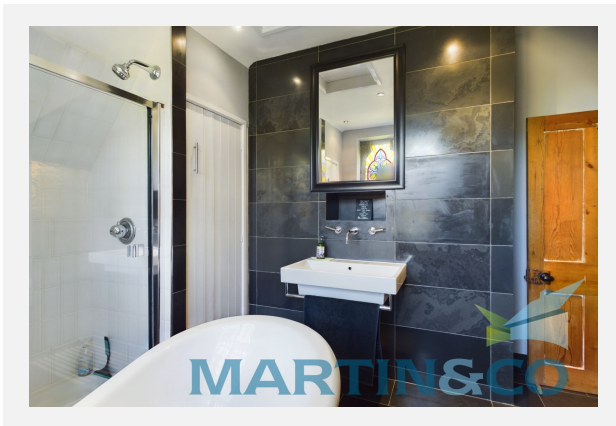
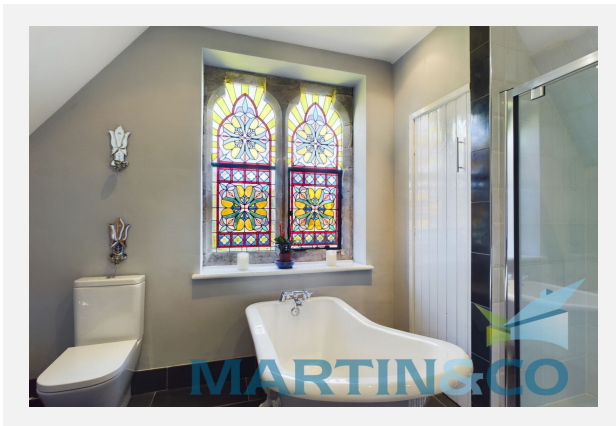
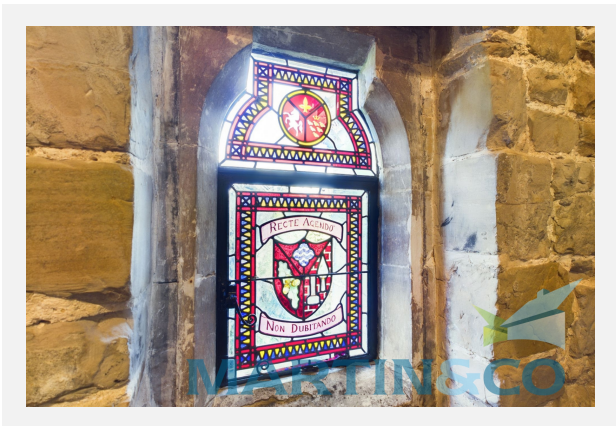
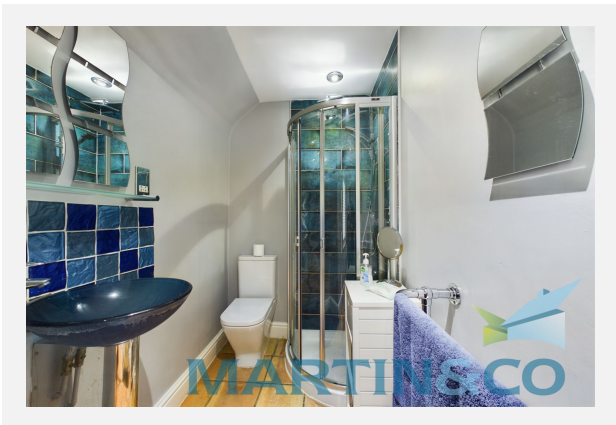
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

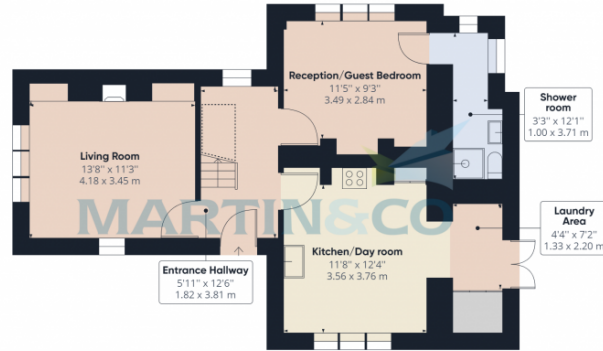




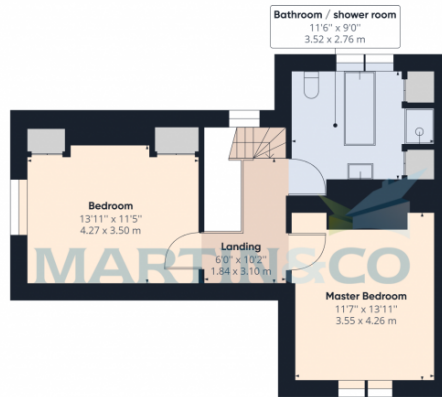




BAYHAM ROAD, TUNBRIDGE WELLS, TN2



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1144.36 ft²
106.31 m²

Reduced headroom

18.17 ft²
1.69 m²

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

BAYHAM ROAD, TUNBRIDGE WELLS, TN2



BAYHAM ROAD, TUNBRIDGE WELLS, TN2



Bayham Road, TUNBRIDGE WELLS, TN2

Energy rating

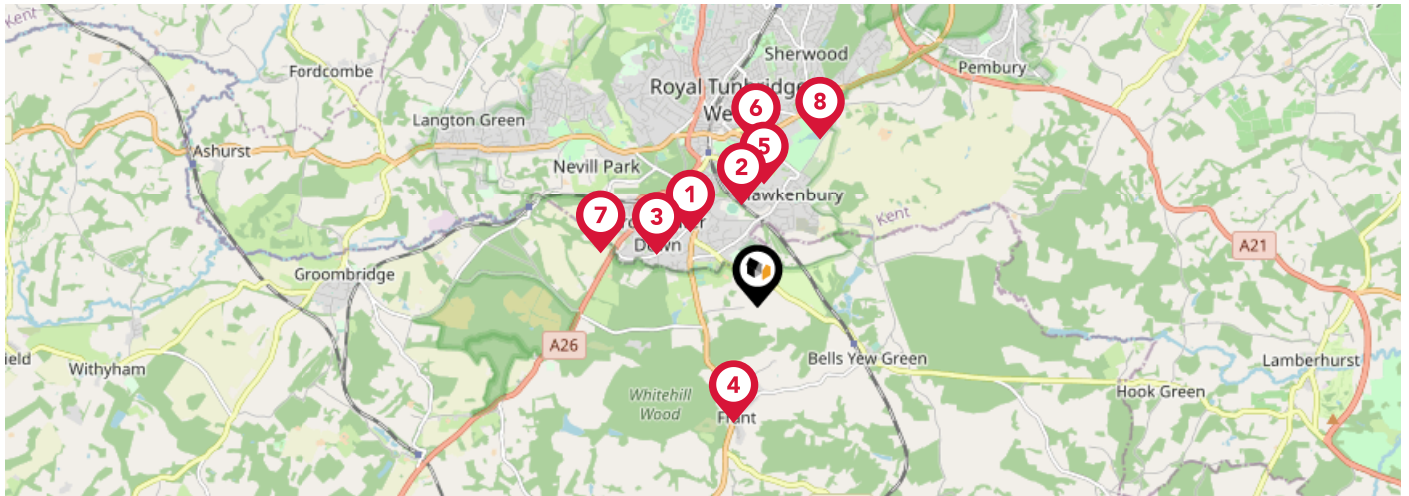
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Valid until 01.05.2033

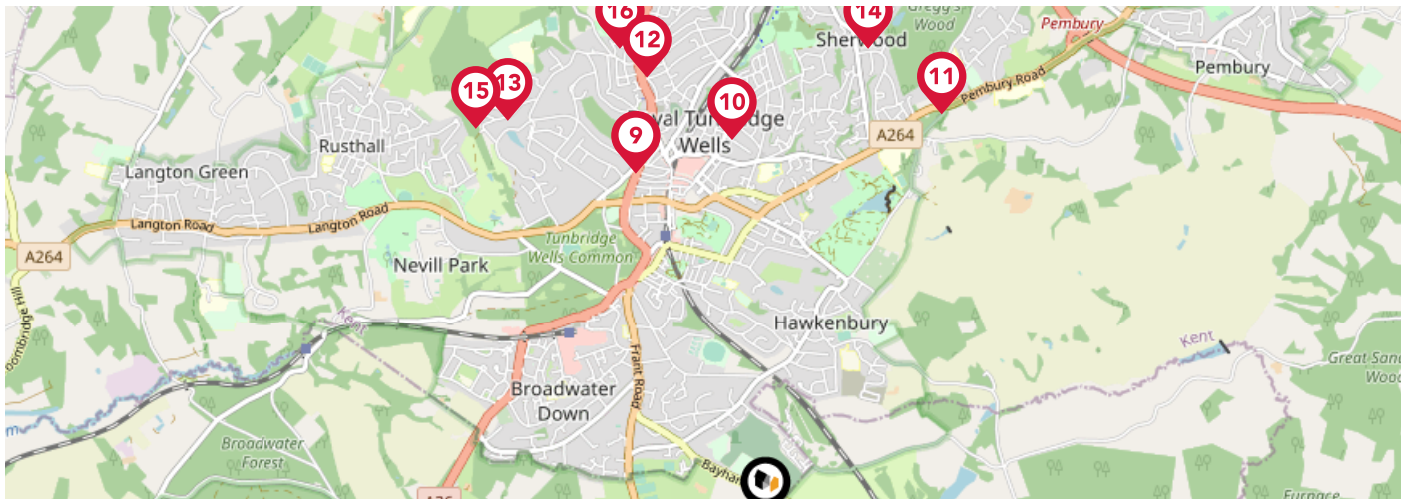
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

Additional EPC Data

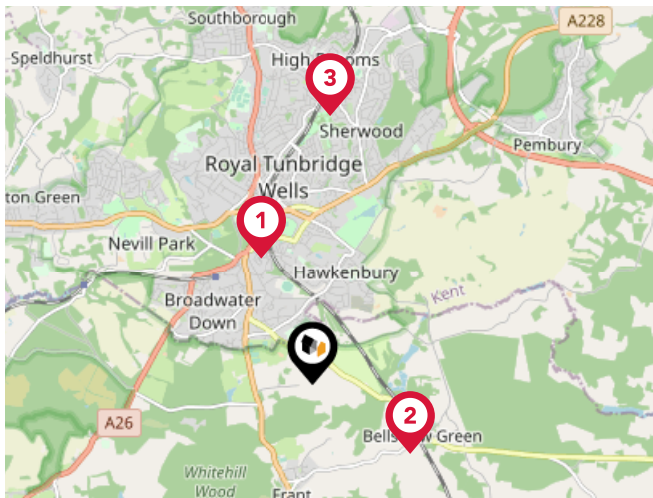
Property Type:	Detached house
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, insulated at rafters
Roof Energy:	Good
Window:	Some double glazing
Window Energy:	Very poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 56% of fixed outlets
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, wood logs
Total Floor Area:	106 m ²



		Nursery	Primary	Secondary	College	Private
	The Mead School Ofsted Rating: Not Rated Pupils: 238 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Claremont Primary School Ofsted Rating: Outstanding Pupils: 436 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Broadwater Down Primary School Ofsted Rating: Good Pupils: 146 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Frant Church of England Primary School Ofsted Rating: Good Pupils: 97 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Peter's Church of England Primary School Ofsted Rating: Outstanding Pupils: 152 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St James' Church of England Voluntary Aided Primary School Ofsted Rating: Outstanding Pupils: 627 Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mark's Church of England Primary School Ofsted Rating: Good Pupils: 326 Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beechwood Sacred Heart School Ofsted Rating: Not Rated Pupils: 298 Distance:1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

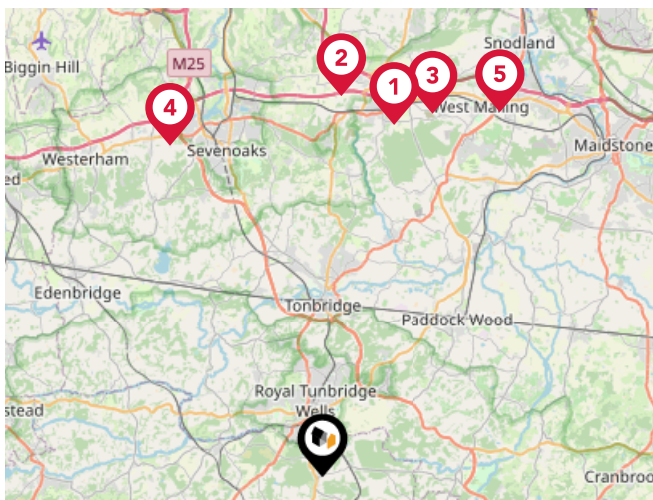


	Nursery	Primary	Secondary	College	Private
The Wells Free School Ofsted Rating: Good Pupils: 170 Distance:1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Barnabas CofE VA Primary School Ofsted Rating: Good Pupils: 201 Distance:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Skinner's Kent Academy Ofsted Rating: Outstanding Pupils: 1027 Distance:2.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Skinner's School Ofsted Rating: Good Pupils: 1093 Distance:2.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rose Hill School Ofsted Rating: Not Rated Pupils: 239 Distance:2.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Temple Grove Academy Ofsted Rating: Good Pupils: 233 Distance:2.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bishops Down Primary School Ofsted Rating: Good Pupils: 269 Distance:2.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tunbridge Wells Girls' Grammar School Ofsted Rating: Outstanding Pupils: 1018 Distance:2.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



National Rail Stations

Pin	Name	Distance
1	Tunbridge Wells Rail Station	1.27 miles
2	Frant Rail Station	1.1 miles
3	High Brooms Rail Station	2.51 miles



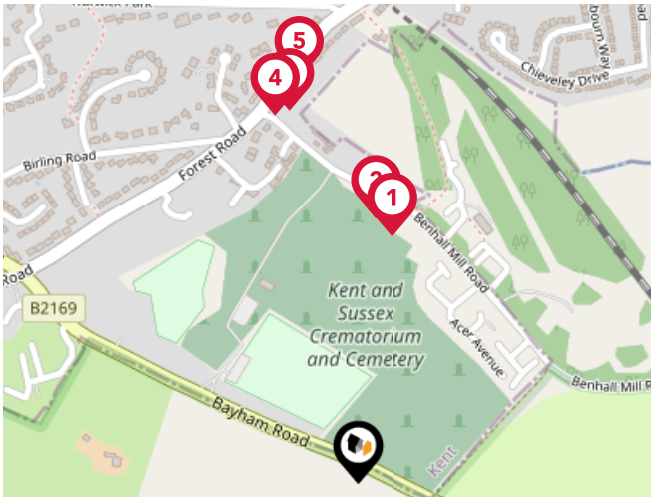
Trunk Roads/Motorways

Pin	Name	Distance
1	M26 J2A	13.34 miles
2	M20 J2	14.15 miles
3	M20 J3	14.13 miles
4	M25 J5	13.57 miles
5	M20 J4	15.06 miles



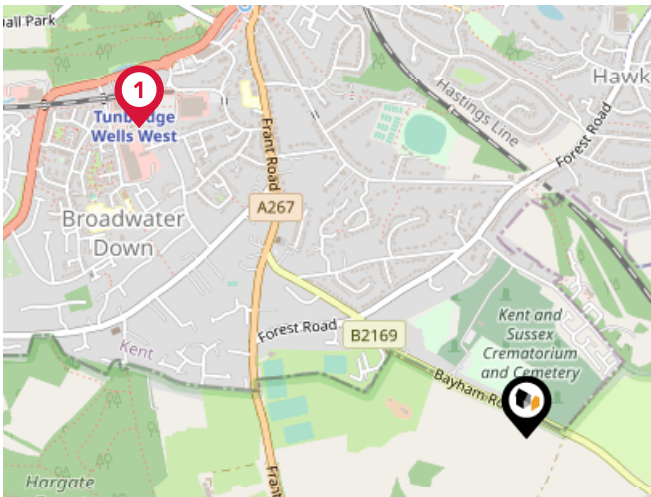
Airports/Helipads

Pin	Name	Distance
1	Biggin Hill Airport	18.41 miles
2	London Gatwick Airport	19.19 miles
3	London City Airport	28.67 miles
4	Lydd London Ashford Airport	30.75 miles



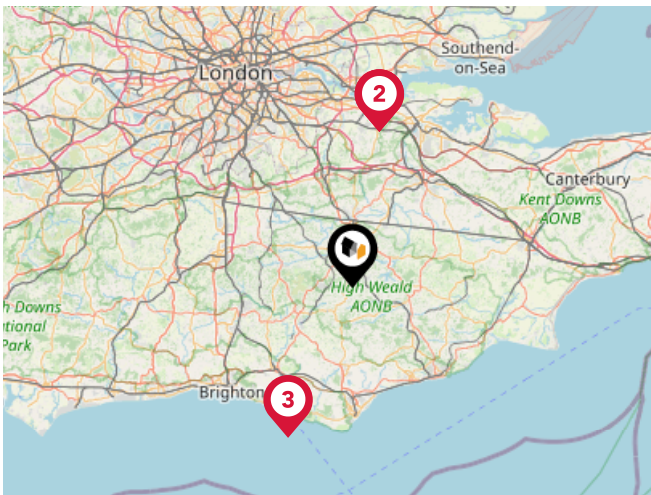
Bus Stops/Stations

Pin	Name	Distance
1	Cemetery	0.29 miles
2	Cemetery	0.31 miles
3	The Hermitage	0.44 miles
4	The Hermitage	0.44 miles
5	Warwick Park	0.48 miles



Local Connections

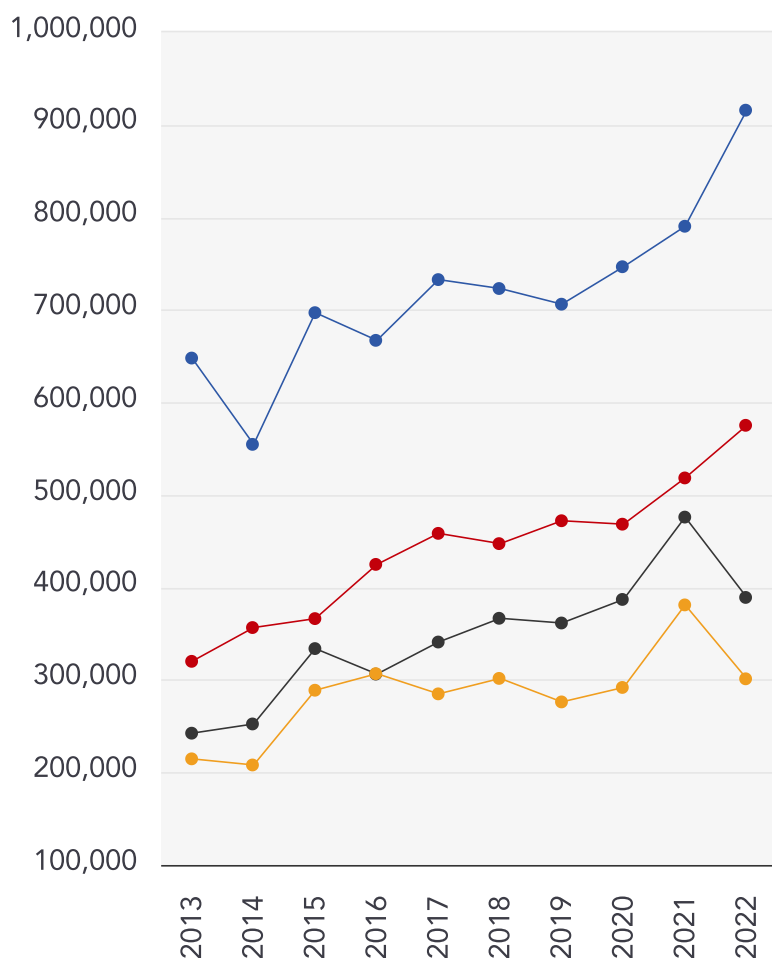
Pin	Name	Distance
1	Tunbridge Wells West (Spa Valley Railway)	1.16 miles



Ferry Terminals

Pin	Name	Distance
1	West Street Pier	23.36 miles
2	Town Pier	23.37 miles
3	Newhaven Harbour Ferry Terminal	24.29 miles

10 Year History of Average House Prices by Property Type in TN2



Detached

+41.35%

Semi-Detached

+79.69%

Terraced

+60.52%

Flat

+40.29%



Martin & Co Tunbridge Wells

Here at Martin & Co Tunbridge Wells, we're proud to have been providing specialist advice and guidance across all areas of the residential property market to the communities of Tunbridge Wells, Southborough, Rusthall, Langton Green, Crowborough, and Pembury since 2009.

Franchisee David Rogers brings over thirty years' experience within the industry, encompassing everything from estate agency and property management, to new build development, and is a member of the Association of Residential Lettings Agency (ARLA) and the National Association of Estate Agents (NAEA).

Testimonial 1



We dealt with David from Martin and Co, when we were buying our family home during this pandemic. Despite David representing the seller and not us, we were impressed with David's efficiency, politeness and understanding of people. I feel with David's help, the purchase went much smoother and the process was much quicker than we expected. David is very professional and prompt in dealing with any query you have.

Testimonial 2



Happy to vouch for Martin & Co as both Sales and Lettings. Managed the renting of my property very well. David and the rest of his team were always available and quick to respond. Would definitely highly recommend. Personalized property portal for managing the rental very efficient. Same applies to sales.

Testimonial 3



We had a fantastic experience with Martin & Co in Tunbridge Wells. We were impressed by their reasonable rates, quick responses and the efforts which they went to in marketing our property – the 360 degree photo tour which they created was fantastic. A huge bonus for us is that Martin & Co don't try to sell financial products, which means that their only motivation is to sell the property to the best buyer. A big thank you to David for all your hard work.



/Martin-Co-Tunbridge-Wells



/mac_tunbridge_w

Martin & Co Tunbridge Wells

Data Quality

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