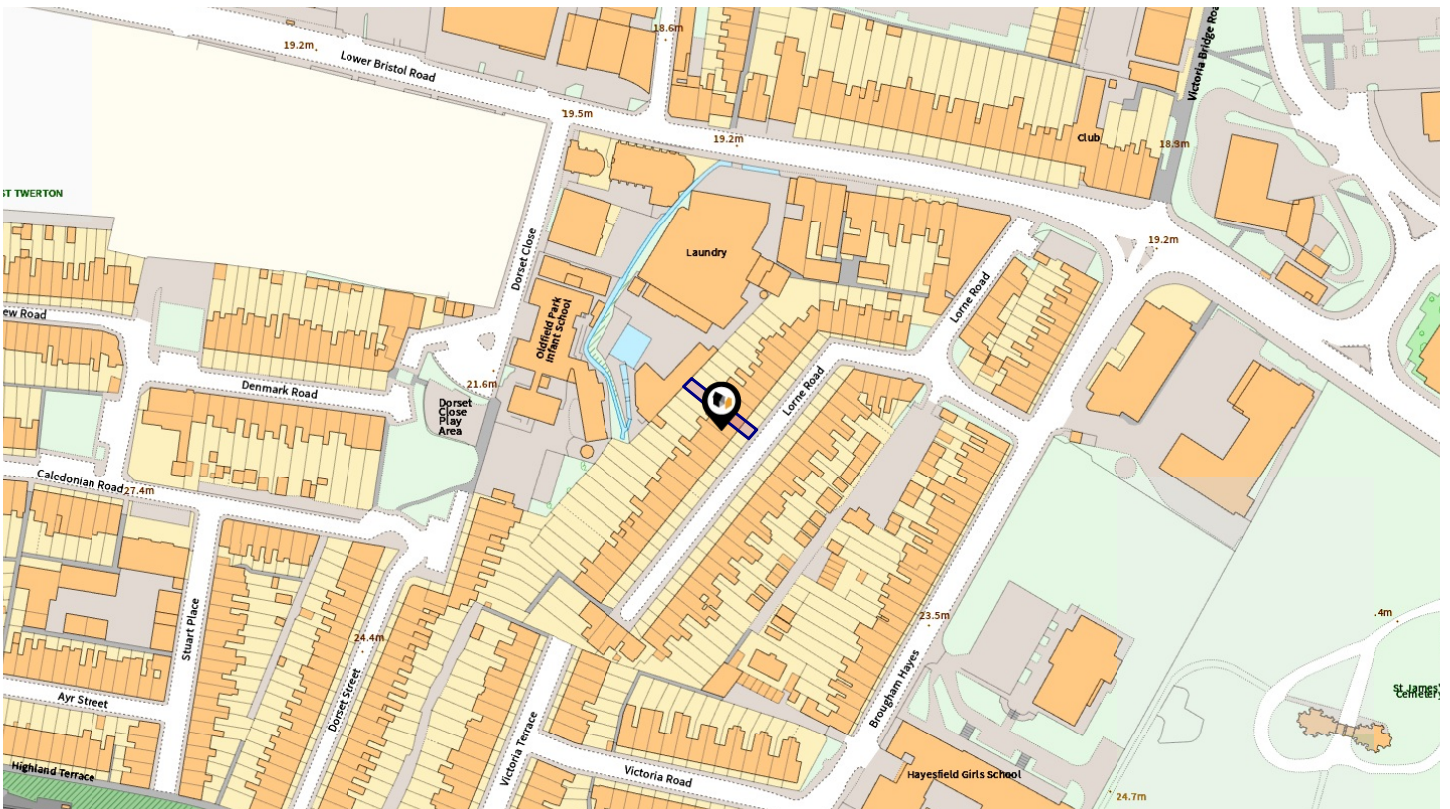




# KEY FACTS FOR BUYERS

Lorne Road, Bath, BA2

September 2021



## A guide to this property and the local area

29 Silver Street Bradford on Avon Wiltshire BA15 1JY  
01225 867555  
bona@daviesanddavies.co.uk  
www.daviesanddavies.co.uk





18<sup>th</sup> September 2021

## INTRODUCTION

An attractive mid terrace period home situated in this ultra convenient location, a short walk from the city centre, with the fabulous amenities of Moorland Road also close at hand. Presented to a good standard throughout the house provides a generous level of accommodation arranged over three floors and would make an ideal purchase for a family where space is high on the list of priorities or an investment opportunity. Once inside you will discover; inviting entrance hall, living room, versatile reception 2, impressive kitchen/diner, downstairs cloakroom, four bedrooms, en suite and two shower rooms. Externally there are pleasant gardens to the front and the rear. A superb home in this sought after position, early viewing essential.

The property is situated South of the city centre with a wealth of amenities to take advantage of on the door step. There are excellent primary schools close by not to mention the highly regarded Bath City Farm, and a multitude of secondary school options also easily accessible. The property is situated close to further amenities on Moorland Road, with Bath Spa Train Station located in the City Centre itself.\*

AGENT NOTE: There is a planning application relating to the Laundry building that neighbours the rear garden. Further details can be found here: <https://www.bathnes.gov.uk/webforms/planning/details.html?refval=20/03166/FUL // 20/03166/FUL>

# PROPERTY OVERVIEW

**LORNE ROAD, BATH, BA2**



 **Boundary (Land Registry Title Plan)**

## PROPERTY KEY FACTS

Terraced House  
2 Bedrooms

Floor Area: **818.06 ft<sup>2</sup>**  
**76.00 m<sup>2</sup>**

Plot Size: **0.03 acres**

Council Tax Band: **C**

Annual Cost: **£1,693.47 (avg)**

Land Registry  
Title Number: **ST333965**

Tenure: **Freehold**

£/sqft: **£305.62**

## AREA KEY FACTS

Local Authority: **BATH AND NORTH  
EAST SOMERSET**

Flood Risk: **Very Low**

Conservation Area: **No**

Predicted Broadband Speeds

Basic: **16 Mbps**

Superfast: **227 Mbps**

Ultrafast: **600 Mbps**

Mobile Coverage  
(based on voice calls made indoors)

EE: 


Three: 

O2: 

Vodafone: 

Satellite / Fibre TV Availability

BT: 

Sky: 

Virgin: 

## PLANNING HISTORY

No Planning Records Available

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# PROPERTY OVERVIEW

## PHOTO GALLERY



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# PROPERTY OVERVIEW

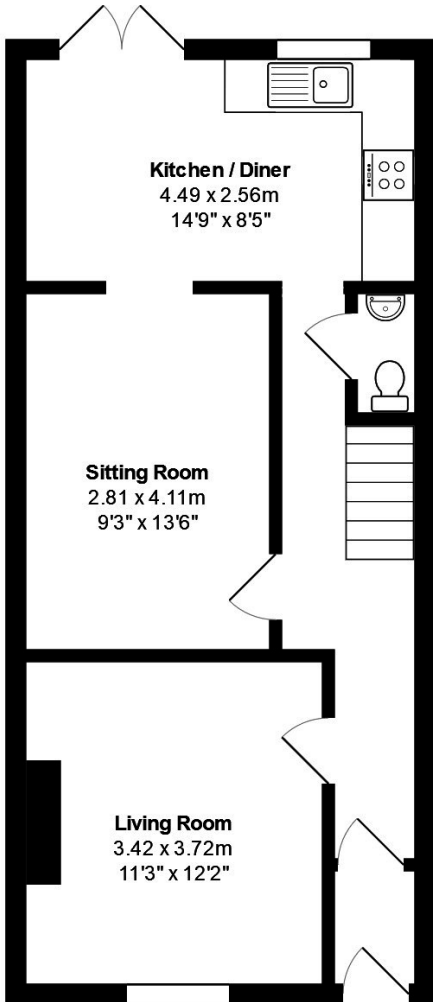
## PHOTO GALLERY



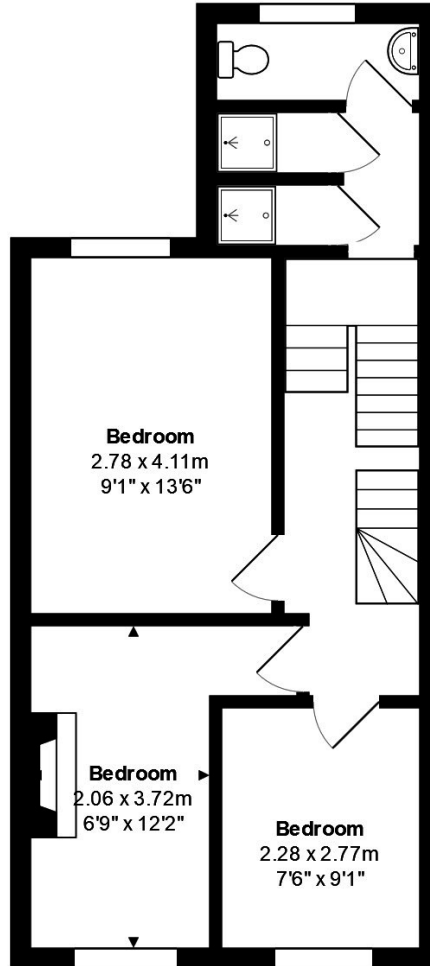
29 Silver Street Bradford on Avon Wiltshire BA15 1JY  
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# PROPERTY OVERVIEW

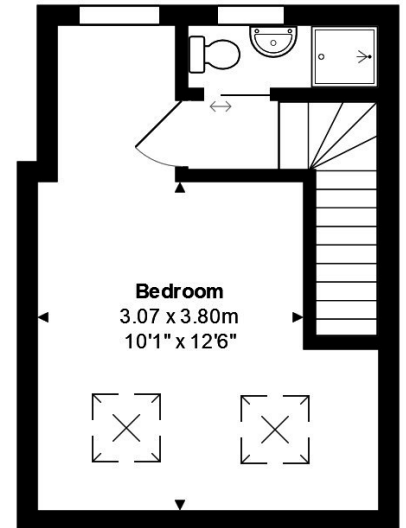
## FLOORPLANS



Ground Floor



First Floor



Second Floor

Total Area: 111.9 m<sup>2</sup> ... 1204 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

# PROPERTY OVERVIEW

## EPC

Lorne Road, BATH, BA2

Energy rating

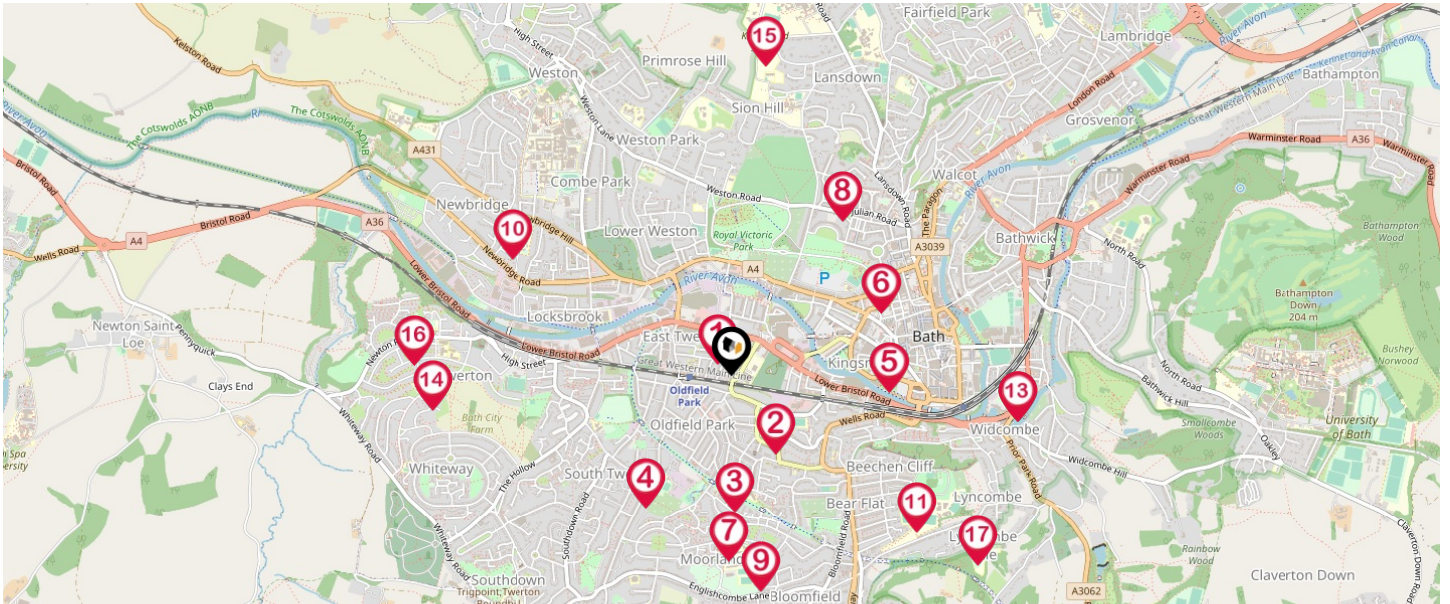
**D**

Valid until 31.07.2026

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	64   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# LOCAL AREA

## NEARBY SCHOOLS & RATINGS



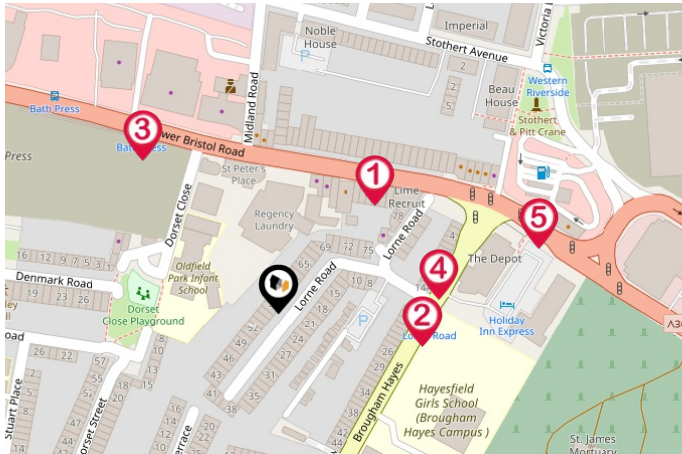
Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Oldfield Park Infant School	Good	179	0.05 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hayesfield Girls School	Good	1385	0.34 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	St John's Catholic Primary School	Good	315	0.5 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Oldfield Park Junior School	Good	248	0.57 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Bath College	Good	-	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Bath Academy	-	86	0.61 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
7	Moorlands Infant School	Good	169	0.68 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Andrew's Church School	-	219	0.71 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Moorlands Junior School	Good	224	0.8 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Newbridge Primary School	Good	402	0.9 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Beechen Cliff School	-	1286	0.91 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	Widcombe CofE Junior School	-	238	1.09 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Widcombe Infant School	-	182	1.09 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Twerton Infant School	Good	182	1.1 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Kingswood Preparatory School	-	373	1.15 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16	St Michaels Junior Church School	-	151	1.16 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	The Paragon School, Junior School of Prior Park College	-	261	1.16 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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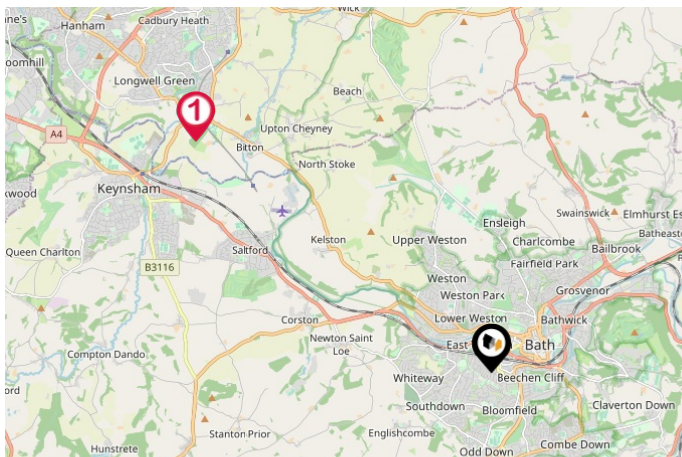
# LOCAL AREA

## NEAREST TRANSPORT LINKS



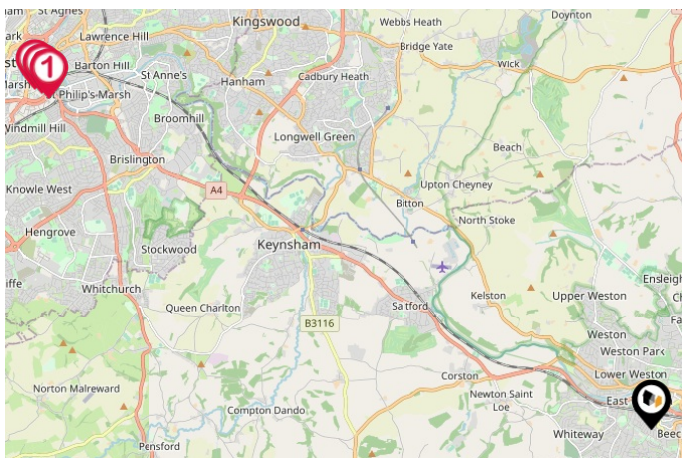
### BUS STOPS/STATIONS

- 1 - Brougham Hayes | 0.07 miles
- 2 - Lorne Road | 0.07 miles
- 3 - Dorset Close | 0.09 miles
- 4 - Lorne Road | 0.08 miles
- 5 - Brougham Hayes | 0.13 miles



### LOCAL CONNECTIONS

- 1 - Bitton (Avon Valley Railway) | 5.51 miles



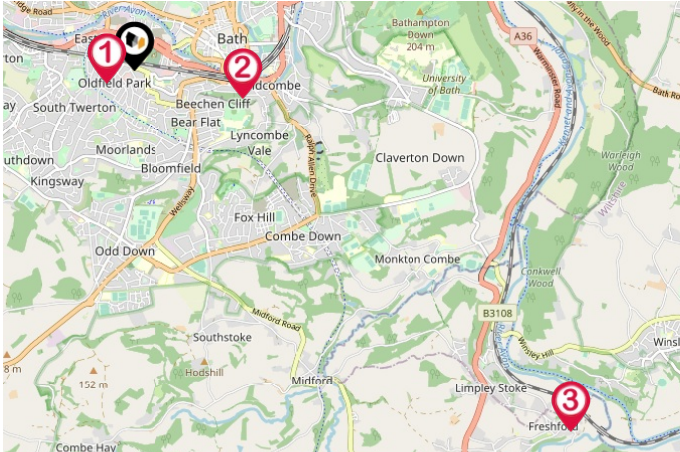
### FERRY TERMINALS

- 1 - Temple Meads Station Ferry Landing | 10.11 miles
- 2 - Temple Bridge (Bristol) Ferry Landing | 10.24 miles
- 3 - St Philip's Bridge | 10.35 miles

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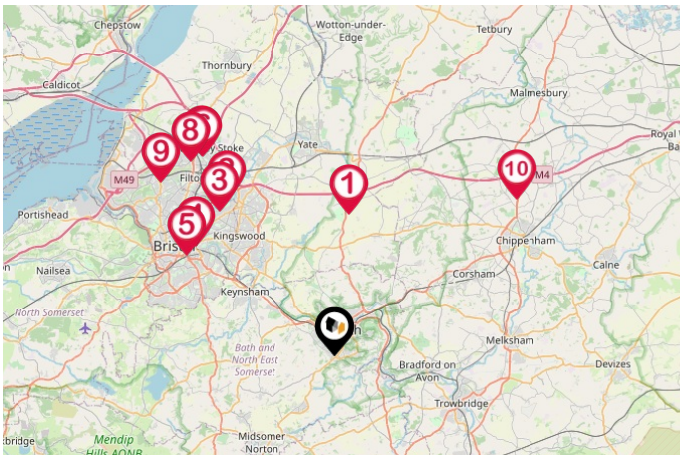
# LOCAL AREA

## NEAREST TRANSPORT LINKS



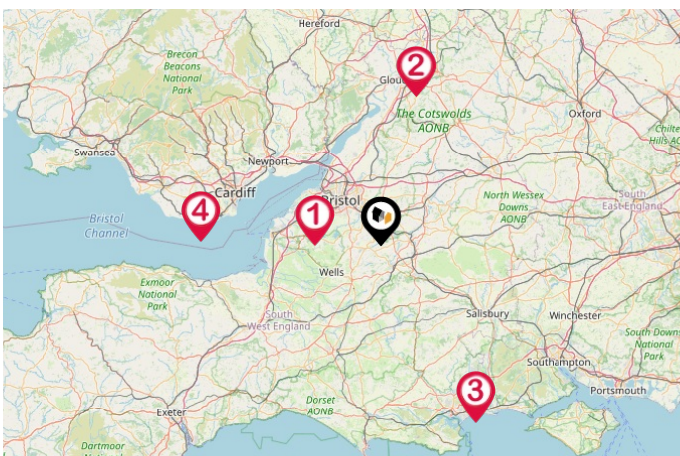
### NATIONAL RAIL STATIONS

- 1 - Oldfield Park Rail Station | 0.2 miles
- 2 - Bath Spa Rail Station | 0.87 miles
- 3 - Freshford Rail Station | 4.21 miles



### TRUNK ROADS/MOTORWAYS

- 1 - M4 J18 | 8.47 miles
- 2 - M4 J19 | 11.05 miles
- 3 - M32 J1 | 10.78 miles
- 4 - M32 J2 | 10.28 miles
- 5 - M32 J3 | 10.39 miles
- 6 - M5 J15 | 14.03 miles
- 7 - M4 J20 | 14.1 miles
- 8 - M5 J16 | 14.18 miles
- 9 - M5 J17 | 14.34 miles
- 10 - M4 J17 | 14.41 miles



### AIRPORTS/HELIPADS

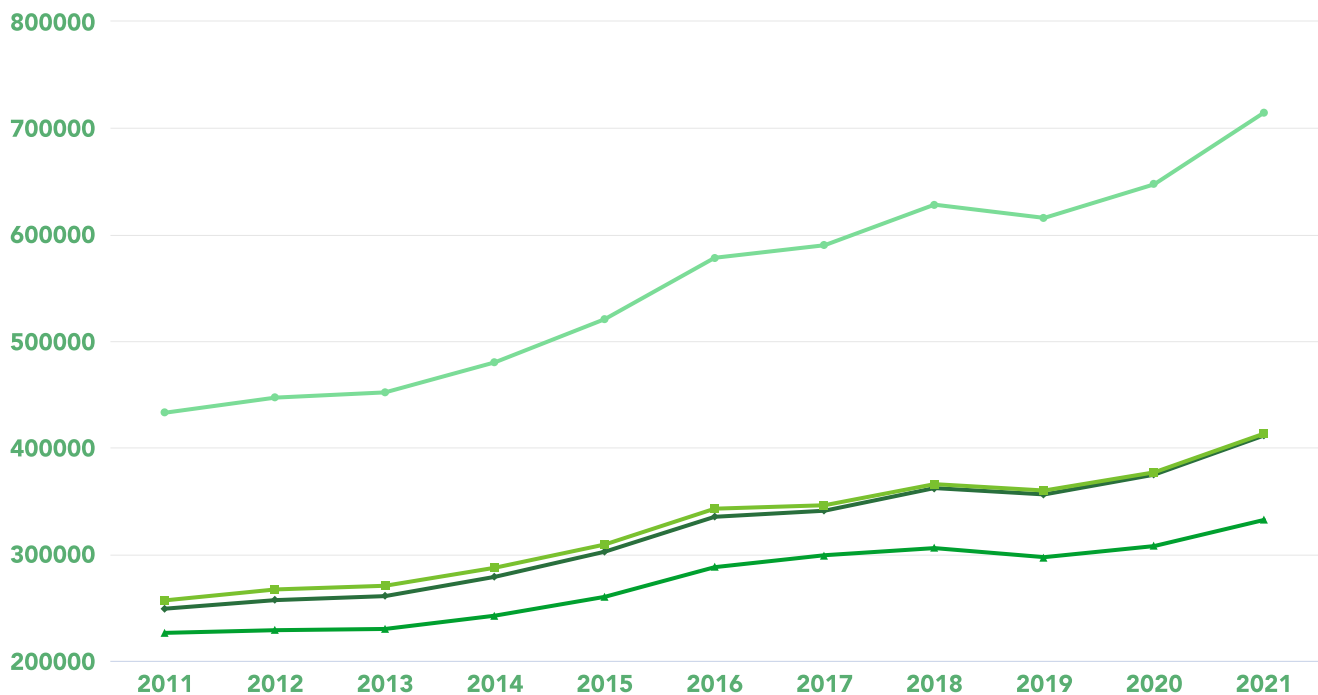
- 1 - Bristol International Airport | 14.44 miles
- 2 - Gloucestershire Airport | 36.66 miles
- 3 - Bournemouth International Airport | 47.96 miles
- 4 - Cardiff International Airport | 41.56 miles

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# LOCAL MARKET

## HOUSE PRICE STATISTICS FOR BA2

### 10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



**FLAT**  
+ 46.83%



**TERRACED**  
+ 60.92%



**SEMI-DETACHED**  
+ 65.26%



**DETACHED**  
+ 65.04%

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