

Bath Street, Ashton Gate, Bristol

 · Report generated 17 September 2026

 **How this report was made.** Jitty used AI to search and summarise information about this property from publicly available online sources listed against each item below. It has not been independently verified by a person. Please confirm anything material to your decision — condition, planning status, title details, running costs — with the linked source, a solicitor/conveyancer, surveyor or other relevant professional before making an offer.

Postcode



Type

End-terrace

Beds / Baths

 **2**  **1**

Tenure

Freehold

Council tax

Band B 

EPC rating

58 

Last sold

£410,000

Sold date

Dec 2024

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Address & basic property information

Resolved via the EPC register, VOA council tax search and HM Land Registry price-paid data, which independently agree on the address.

Address	 Bath Street, Ashton Gate, Bristol,   Source: gov.uk – Find an energy certificate and gov.uk – Check your Council Tax band
Property type	End-terrace house, two storeys.  Source: EPC register listing
Bedrooms	2.  Source: EPC register listing
Bathrooms	1.  Source: EPC register listing
Floor area three sources disagree	Three sources give different figures: the archived sold-listing floorplan states 71 sqm (764 sqft); the EPC register states 84 sqm (904 sqft); the Zoopla listing states 97 sqm (1,044 sqft). This is a 37% spread between the smallest and largest figure.
Outside space	A fully-enclosed, paved rear courtyard with no lawn, visible in the archived sold-listing photos.  Source: archived Rightmove/Zoopla listing
Parking	On-street parking is shown in every street-level photo available. No driveway or garage is visible.  Source: archived listing photos
Listed building status	Not shown on Bristol City Council's Listed Buildings and Structures map layer at this address.  Source: Bristol City Council mapping (Pinpoint)
Conservation area status	Not shown on Bristol City Council's Conservation Areas map layer at this location.  Source: Bristol City Council mapping (Pinpoint)
Council tax band	Band B.  Source: gov.uk – Check your Council Tax band (VOA)

Estimated annual council tax

£2,110.64 for 2026/27 (Bristol City Council Band B rate), approximately £175.89/month.

 Source: [Bristol City Council – Council Tax charges 2026/27](#)

Maps, street view & satellite imagery

Free official mapping covers the postcode district; the property-level Land Registry title plan and an interactive 360° street view both sit behind a paywall or login.

Street-level photo

A static street photo is available via the archived sold listing. No interactive 360° street view was found from a free source.

 Source: [archived Rightmove/Zoopla listing](#)

Satellite imagery

Available via Bristol City Council's OS-backed "Pinpoint" map tool, viewable down to individual-roof level.

 Source: [Bristol City Council Pinpoint map](#)

Aspect / overlooking

Based on the available imagery, the front of the property faces a green bank rather than directly onto other houses; the rear courtyard is enclosed by neighbouring garden walls.

 Source: [satellite imagery and archived listing photos](#)

Title plan (boundary map)

Not available free of charge. The official title plan, showing the registered boundary and neighbouring titles, can be bought directly from HM Land Registry.

[Buy the title plan from HM Land Registry \(£3\) →](#)

Local authority

Bristol City Council (unitary authority).

 Source: [gov.uk – Find your local council](#)

UPRN

120193, cross-checked against Ofcom's broadband checker and the property's Zoopla listing URL.

 Source: [Ofcom broadband checker](#) and Zoopla listing

Title & ownership

HM Land Registry Price Paid Data (open, free) covers the sale history in full. The title register document itself sits behind a £3 paid download.

Registered owner & title number	Not disclosed by any free source. Both appear on the official title register, which can be bought directly from HM Land Registry.
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[Buy the title register from HM Land Registry \(£3\) →](#)

Ownership length	Purchased December 2024, approximately 21 months of ownership as of September 2026.
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 Source: [HM Land Registry Price Paid Data](#)

Price history	£410,000 (2024) ← £315,000 (2020) ← £298,000 (2016) ← £150,000 (2013) ← £44,000 (1997).
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 Source: [HM Land Registry Price Paid Data](#), via Rightmove/Zoopla sold-price history

Tenure	Freehold.
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 Source: [HM Land Registry Price Paid Data](#)

Price per sqft at last sale see note on floor area above	Approximately £454/sqft using the EPC register's 84 sqm figure at the December 2024 sale price. This ranges from £393-£537/sqft depending which of the three floor-area figures in Section 1 is used.
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Tenure & construction notes	Freehold, standard brick construction. No cladding, ground rent or service charge is recorded against this property in the sources checked.
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 Source: gov.uk EPC register; HM Land Registry Price Paid Data

Photos, floorplan & condition

Based on a read-through of the 14 marketing photographs from the archived August 2024 – March 2025 listing, plus the EPC register's recorded features.

Damp, staining or mould None visible across any of the 14 photographs in the archived listing.

 Source: archived listing photos

Cracks or movement No visible cracking to internal or external walls in the archived listing photographs.

 Source: archived listing photos

Roof condition The EPC register records one roof section as "Good" and another as "assumed, Very poor" (assumed rather than inspected). No photographs of the roof were included in the archived listing.

 Source: [gov.uk EPC register](https://gov.uk/epcregister)

Windows & glazing Fully double glazed, per the EPC register. Timber, sash-style frames to the front; UPVC-style frames to the bathroom, per the listing photos.

 Source: gov.uk EPC register; archived listing photos

Boiler & heating Mains gas combi boiler and radiators, recorded as "Good" condition by the EPC assessment. A wood-burning stove is also present as secondary heating. Make, model and age are not stated in any free source.

 Source: [gov.uk EPC register](https://gov.uk/epcregister)

Electrics Modern sockets and downlighters are visible in the archived listing photographs; no consumer unit is visible in any photo, so its age or type could not be determined from images alone.

 Source: archived listing photos

Floorplan vs. photos vs. description Three different total floor areas are given across three sources (see Section 1). The Zoopla listing states one reception room; the floorplan shows two.

 Source: comparison of EPC register, archived floorplan and Zoopla listing

Planning history

Bristol's planning register is searchable free by postcode, with full descriptions and reference numbers.

Applications on this property

No planning application was found against  Bath Street itself.

 Source: [Bristol City Council planning register](#)

Nearby applications

ADDRESS	REF.	DATE	DESCRIPTION
8 Bath Street	17/03710/F	Oct 2017	New-build 2-bed, 2-storey dwelling
6 Bath Street	11/04425/H	Oct 2011	First-floor rear extension
16 Bath Street	08/01870/F	Apr 2008	Office → 3 terraced houses, 3 dormers

 Source: [Bristol City Council planning register](#)

Planning history for the surrounding run of houses

The only extensions found on this run of the street are No. 6's 2011 rear extension and No. 8's 2017 rebuild; no other applications were found nearby.

 Source: [Bristol City Council planning register](#)

Comparables

Rightmove and Zoopla both surface HM Land Registry Price Paid Data free, address by address, back to the mid-1990s.

Sold comparables nearby 18 nearby sold comparables within 0.2 miles, terraced, sold September 2024 – May 2026:

ADDRESS	BEDS	SOLD	PRICE
19 Wells Street	2	Jan 2026	£412,500
9 Wells Street	2	Aug 2025	£412,500
6 Wells Street	2	Jul 2025	£390,000
30 Ashton Road	2	Feb 2025	£400,000

Source: [HM Land Registry Price Paid Data](#), via Rightmove/Zoopla

Street sold-price history

ADDRESS	MOST RECENT SALE	EARLIER SALES
 Bath Street	£410,000 (2024)	£315k '20 · £298k '16
4 Bath Street	£320,000 (2021)	£265k '17
5 Bath Street	£349,500 (2023)	£315.5k '17 · 3 more
11 Bath Street	£307,500 (2020)	£163k '10 · £155k '06

Source: [HM Land Registry Price Paid Data](#)

Area & local life

Distances and counts below are drawn from OS/Google mapping and Ofcom's broadband checker; crime and flood risk are drawn from the named government services cited against each figure.

	Bedminster station Approximately 1 mile (not precisely measured)
	Local schools Catchment mapping available on request
	8 grocery stores Within 0.5 miles
	10+ cafés or restaurants Within 0.5 miles
	Broadband Ultrafast 1800/220 Mbps available (Openreach, Virgin Media)

Crime	219 recorded incidents in the surrounding neighbourhood in July 2026: anti-social behaviour (50), criminal damage/arson (45), other theft (30), shoplifting (27). This covers a neighbourhood-sized area, not just this street.  Source: police.uk crime data
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Flood risk	Rivers and sea: low. Surface water: very low. Groundwater: outside a flood-alert area.  Source: gov.uk long-term flood risk service
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EPC & energy

EPC rating

Current rating D (58/100), potential rating B (81/100).
Assessed 3 October 2024, valid until 2 October 2034.

 Source: gov.uk EPC register

Recorded opportunities to improve

STEP	INSTALL COST	SAVING/YR	RATING AFTER
1. Internal wall insulation	£4,000–14,000	£354	68 D
2. Floor insulation	£800–1,200	£49	70 C
3. Solar water heating	£4,000–6,000	£46	71 C
4. Solar PV, 2.5kWp	£3,500–5,500	£474	81 B

All four steps together are recorded as taking the property from D to B.

 Source: gov.uk EPC register

Sales timeline & buyer insights

Sales timeline

Listed August 2024 at £400,000. Sold December 2024 for £410,000 (2.5% over the asking price). Archived from property portals around March 2025. No price reduction is recorded during the listing period.

 Source: [archived Rightmove/Zoopla listing history](#)

Current status

Confirmed off-market on Zoopla; not listed for sale on any portal checked.

 Source: [Zoopla listing status](#)

Automated valuation estimate

Zoopla's automated estimate is £330,000–£370,000 (mid-point £350,000) as of September 2026, below the £410,000 recorded sale price from December 2024. Automated estimates are modelled and can differ from actual sale prices.

 Source: [Zoopla automated valuation](#)

Estimated running & buying costs

Stamp Duty and Council Tax are calculable directly from HMRC and the local authority's published rates.

Council tax	£2,110.64/yr, approximately £175.89/month (Band B, Bristol, 2026/27).  Source: Bristol City Council – Council Tax charges 2026/27
Estimated Stamp Duty (owner-occupier)	£8,000 on a £410,000 purchase under current thresholds. This is recalculated automatically for first-time buyers or purchases of additional property.  Source: gov.uk – Stamp Duty Land Tax rates
Price per sqft	£453/sqft, based on the last recorded sale price and the EPC register's floor area figure.  Source: calculated from HM Land Registry sale price and gov.uk EPC register floor area

 Jitty Property Report ·  Bath Street, Ashton Gate, Bristol,  Generated 17 September 2026 ·
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