

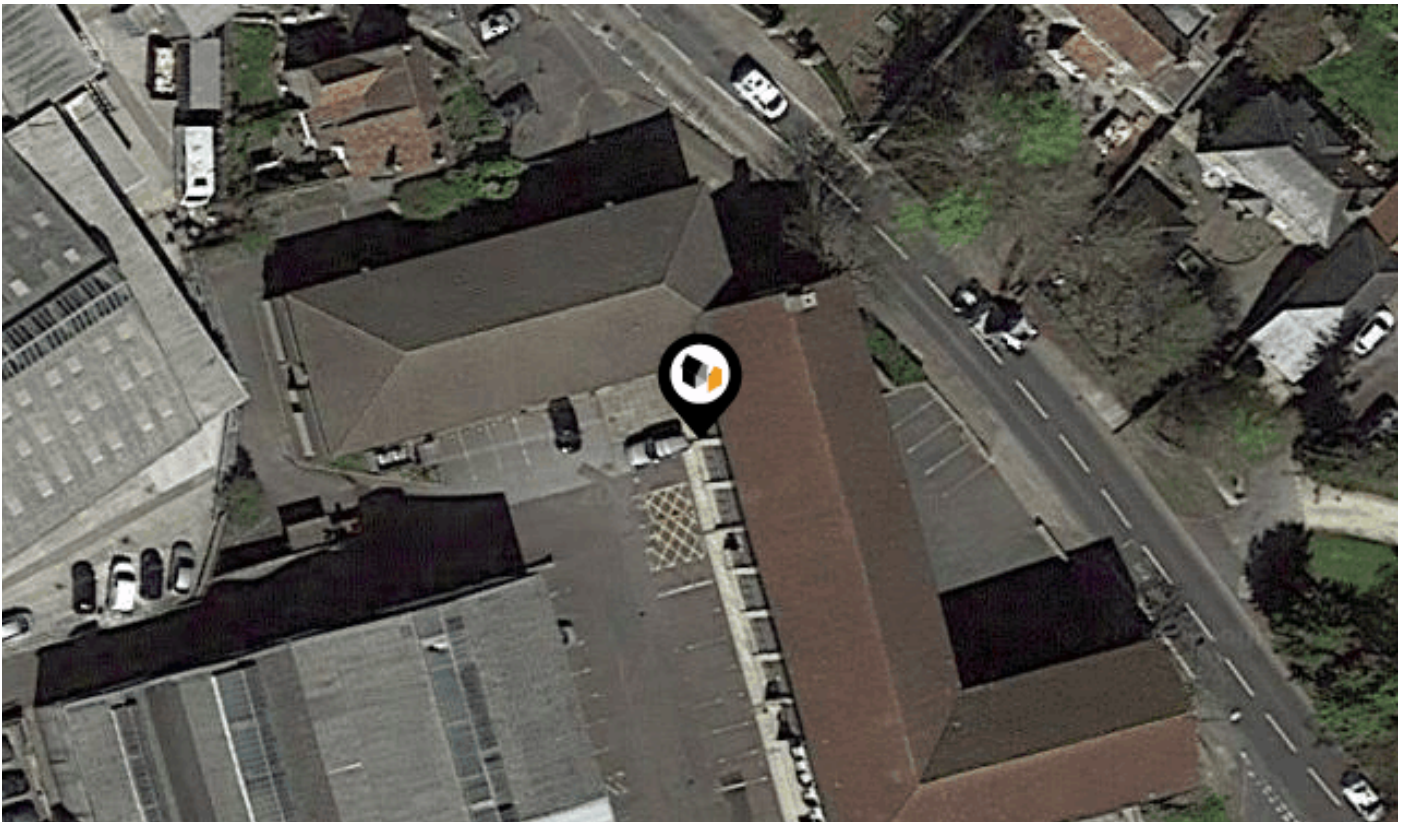


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 19th June 2024



58, ROBINS LANE, FROME, BA11

Cooper and Tanner

6 The Bridge Frome BA11 1AR

01373 455060

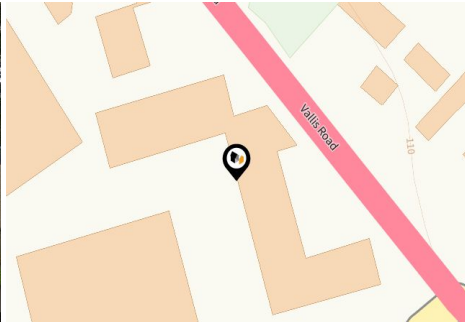
frome@cooperandtanner.co.uk

cooperandtanner.co.uk



Property Overview

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Property

Type: Flat / Maisonette
Floor Area: 441 ft² / 41 m²

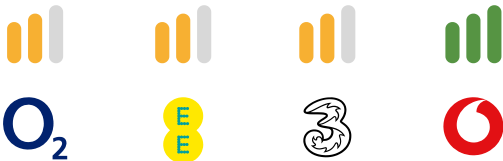
Local Area

Local Authority: Somerset
Conservation Area: No
Flood Risk:
• Rivers & Seas: No Risk
• Surface Water: Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15 mb/s	64 mb/s	9000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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58 Robins Lane, BA11		Energy rating C	
Valid until 18.10.2033			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data

Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Electricity: electricity, unspecified tariff
Floor Level:	2
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.26 W/m ² ·K
Walls Energy:	Very Good
Roof:	(other premises above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Controls for high heat retention storage heaters
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.76 W/m ² ·K
Total Floor Area:	41 m ²

Electricity Supply

Mains

Gas Supply

N/A

Central Heating

Electric Dimplex Quantum system.

Water Supply

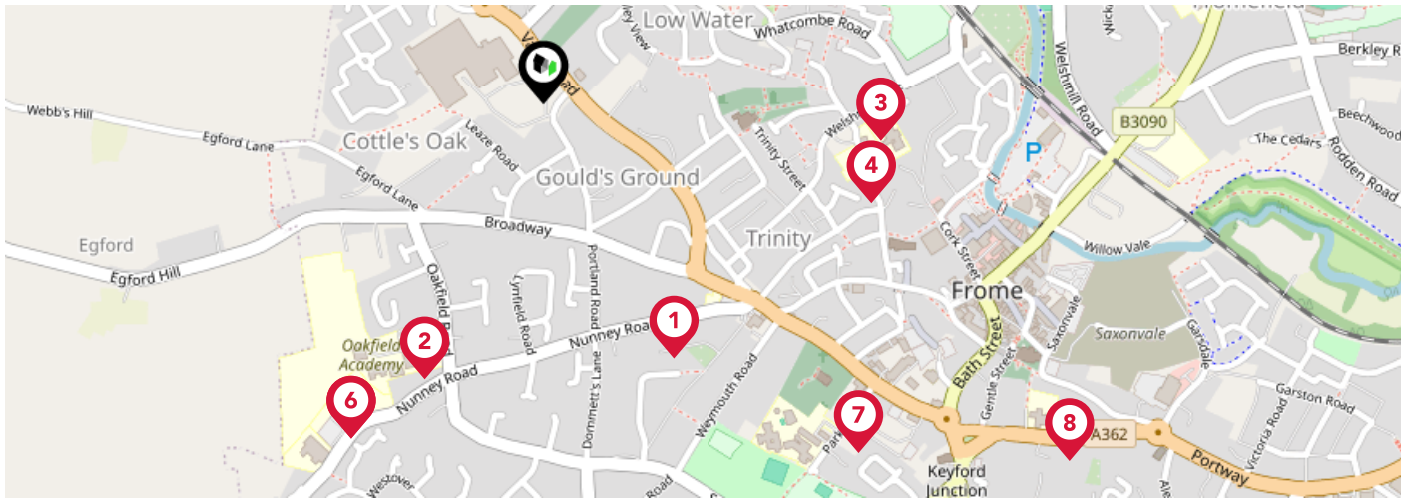
Mains

Drainage

Mains

Area Schools

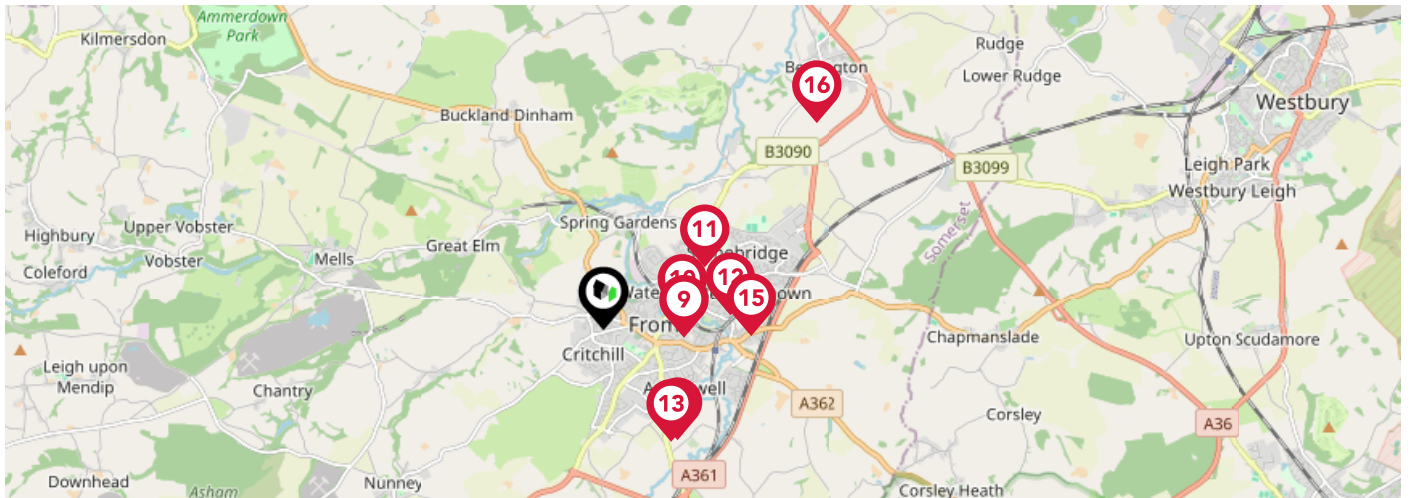
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		Nursery	Primary	Secondary	College	Private
1	Wessex Lodge School Ofsted Rating: Good Pupils: 31 Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Oakfield Academy Ofsted Rating: Requires Improvement Pupils: 663 Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Louis Catholic Primary School, Frome Ofsted Rating: Good Pupils: 184 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Vallis First School Ofsted Rating: Good Pupils: 249 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Trinity Church of England First School Ofsted Rating: Good Pupils: 293 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Critchill Special School Ofsted Rating: Good Pupils: 72 Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Avanti Park School Ofsted Rating: Inadequate Pupils: 409 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St John's Church of England Voluntary Aided First School, Frome Ofsted Rating: Good Pupils: 289 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

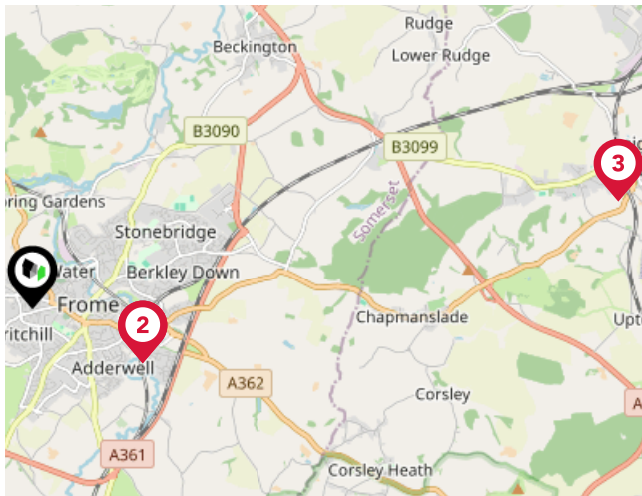
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	Nursery	Primary	Secondary	College	Private
<p>9 Farleigh Further Education College - Frome Ofsted Rating: Good Pupils:0 Distance:0.74</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 North Hill House Ofsted Rating: Inadequate Pupils: 55 Distance:0.74</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Frome Community College Ofsted Rating: Good Pupils: 1153 Distance:1.1</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Selwood Academy Ofsted Rating: Good Pupils: 660 Distance:1.18</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Christ Church First School Ofsted Rating: Not Rated Pupils: 108 Distance:1.21</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Christ Church CofE First School Ofsted Rating: Inadequate Pupils: 221 Distance:1.24</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Hayesdown First School Ofsted Rating: Good Pupils: 290 Distance:1.37</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Springmead Preparatory School Ofsted Rating: Not Rated Pupils: 110 Distance:2.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)

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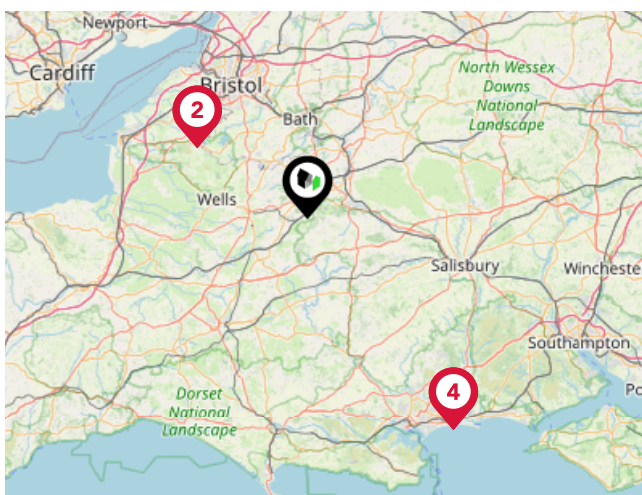
National Rail Stations

Pin	Name	Distance
1	Frome Rail Station	1.14 miles
2	Frome Rail Station	1.14 miles
3	Dilton Marsh Rail Station	5.53 miles



Trunk Roads/Motorways

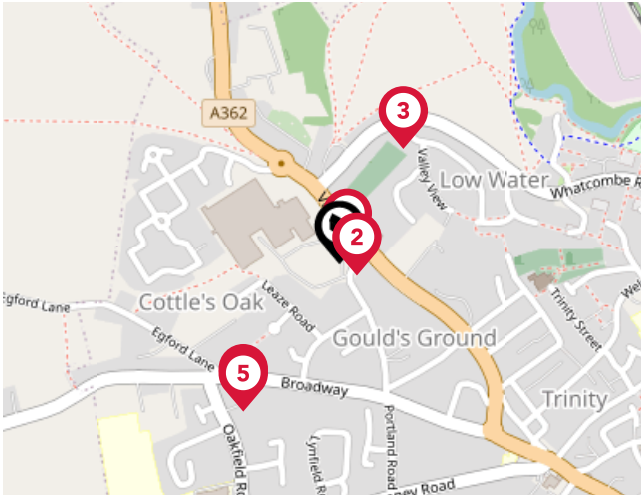
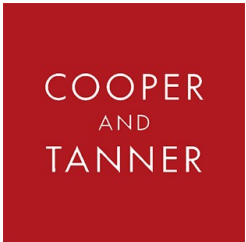
Pin	Name	Distance
1	M4 J18	18.5 miles
2	M32 J2	19.29 miles
3	M32 J1	20.47 miles
4	M32 J3	19.12 miles
5	M4 J19	20.88 miles



Airports/Helipads

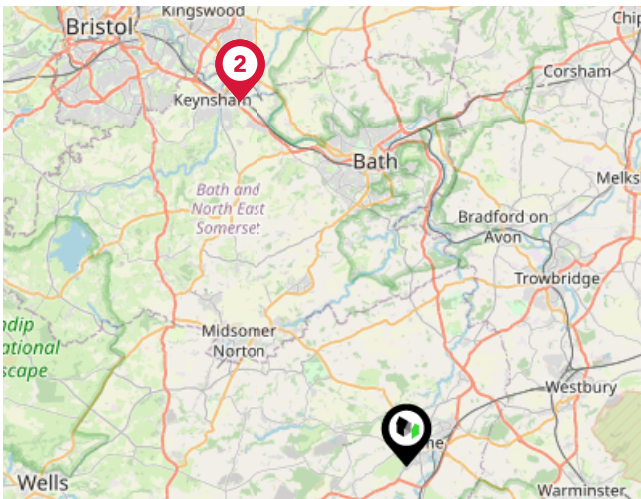
Pin	Name	Distance
1	Bristol Airport	19.41 miles
2	Bristol International Airport	19.41 miles
3	Bournemouth International Airport	38.4 miles
4	Bournemouth International Airport	38.42 miles

Area Transport (Local)



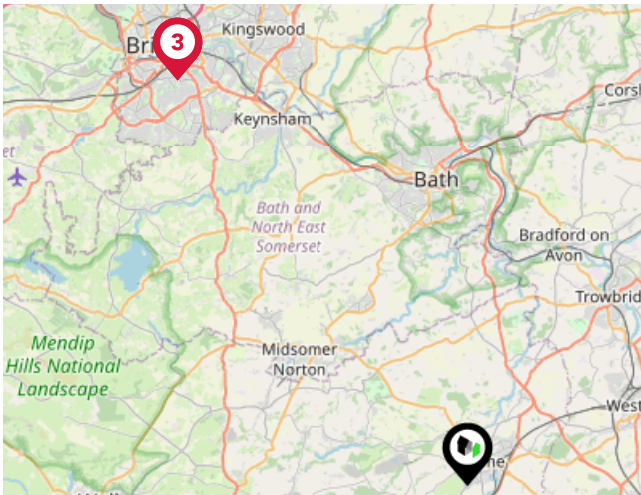
Bus Stops/Stations

Pin	Name	Distance
1	Robins Lane	0.02 miles
2	Robins Lane	0.02 miles
3	Upper Whatcombe Road	0.15 miles
4	Royal Oak	0.2 miles
5	Royal Oak	0.2 miles



Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	14.87 miles
2	Bitton (Avon Valley Railway)	14.87 miles



Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	18.43 miles
2	Temple Meads Station Ferry Landing	18.43 miles
3	Temple Meads Station Ferry Landing	18.43 miles

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