

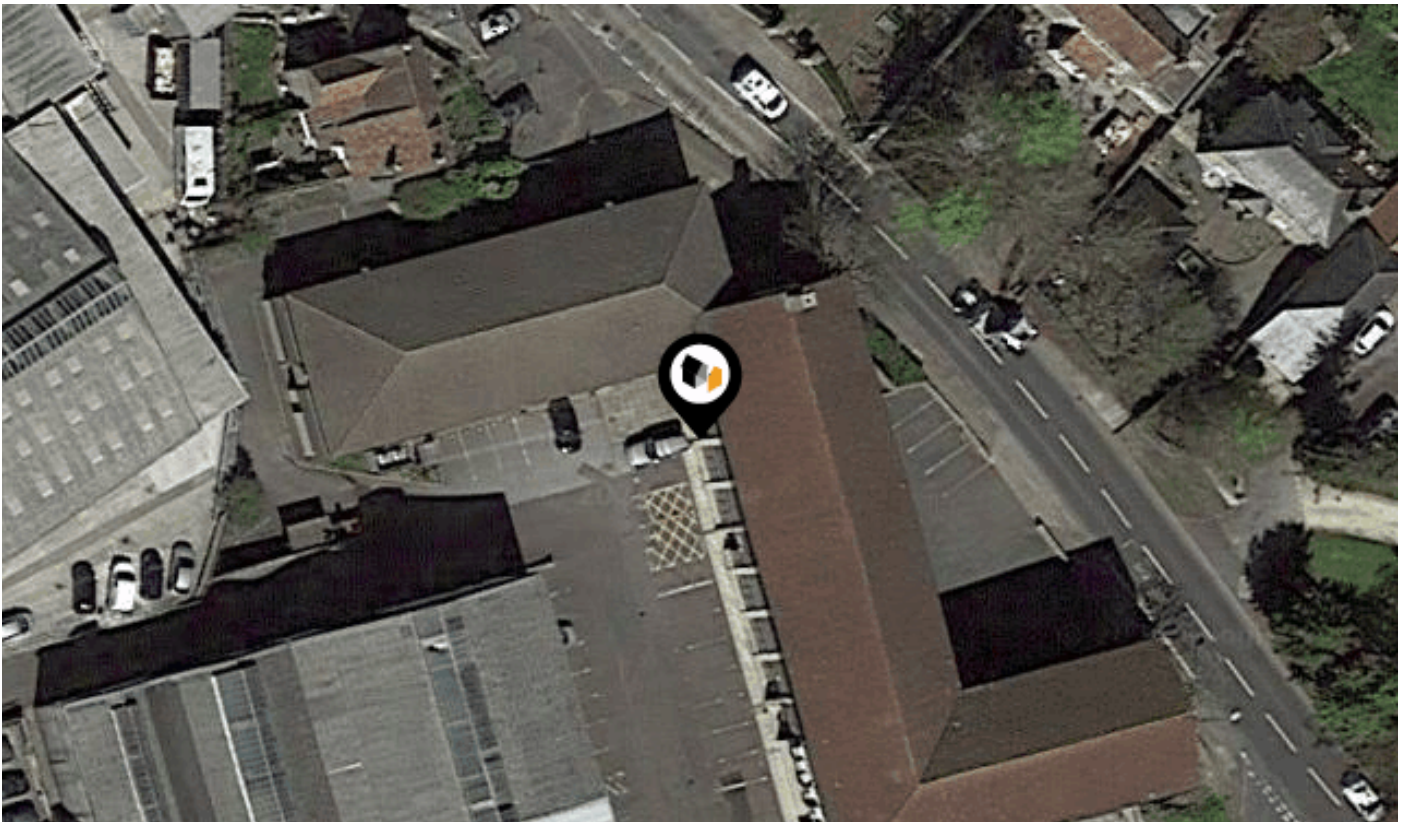


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# MIR: Material Info

The Material Information Affecting this Property

Wednesday 19<sup>th</sup> June 2024



**58, ROBINS LANE, FROME, BA11**

## Cooper and Tanner

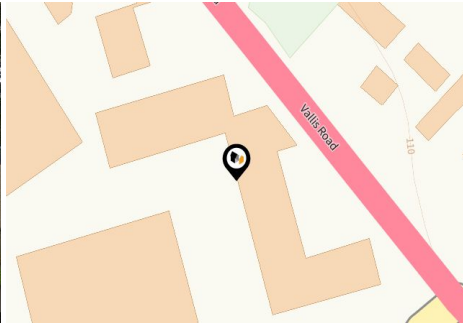
6 The Bridge Frome BA11 1AR

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frome@cooperandtanner.co.uk

cooperandtanner.co.uk





## Property

**Type:** Flat / Maisonette  
**Bedrooms:** 1  
**Floor Area:** 430 ft<sup>2</sup> / 40 m<sup>2</sup>

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>15</b> mb/s	<b>64</b> mb/s	<b>9000</b> 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

**D**

Valid until 18.10.2033

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

# Property EPC - Additional Data

## Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Off-peak 7 hour
<b>Main Fuel:</b>	Electricity: electricity, unspecified tariff
<b>Floor Level:</b>	3
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.25 W/m <sup>2</sup> ·K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.11 W/m <sup>2</sup> ·K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Room heaters, electric
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.76 W/m <sup>2</sup> ·K
<b>Total Floor Area:</b>	40 m <sup>2</sup>

## Electricity Supply

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Mains

## Gas Supply

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N/A

## Central Heating

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Electric Dimplex Quantum system.

## Water Supply

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Mains

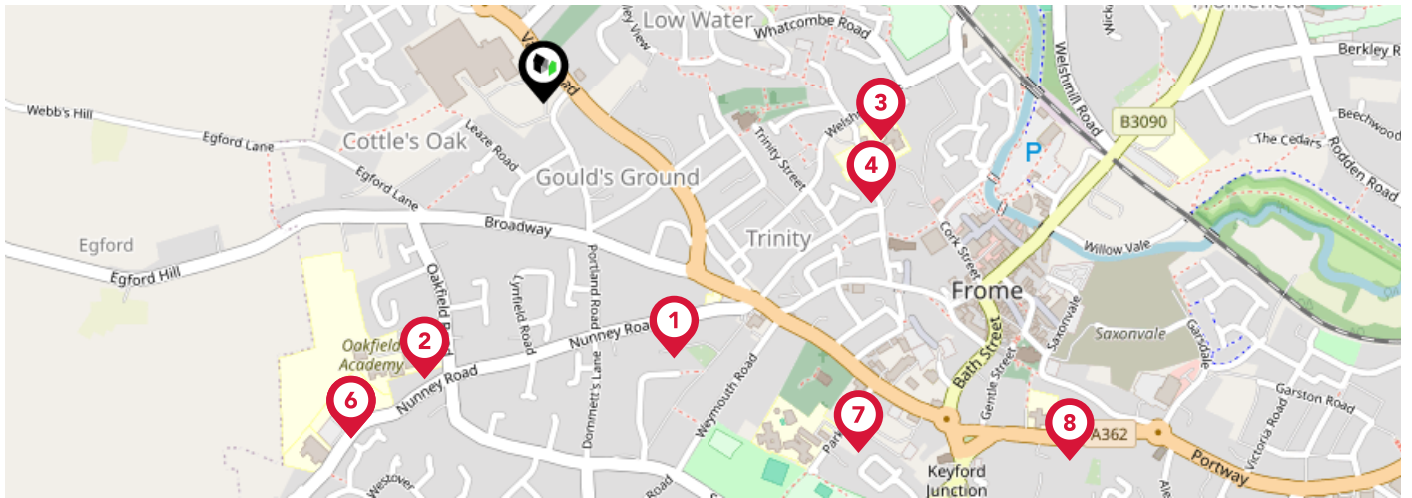
## Drainage

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Mains

# Area Schools

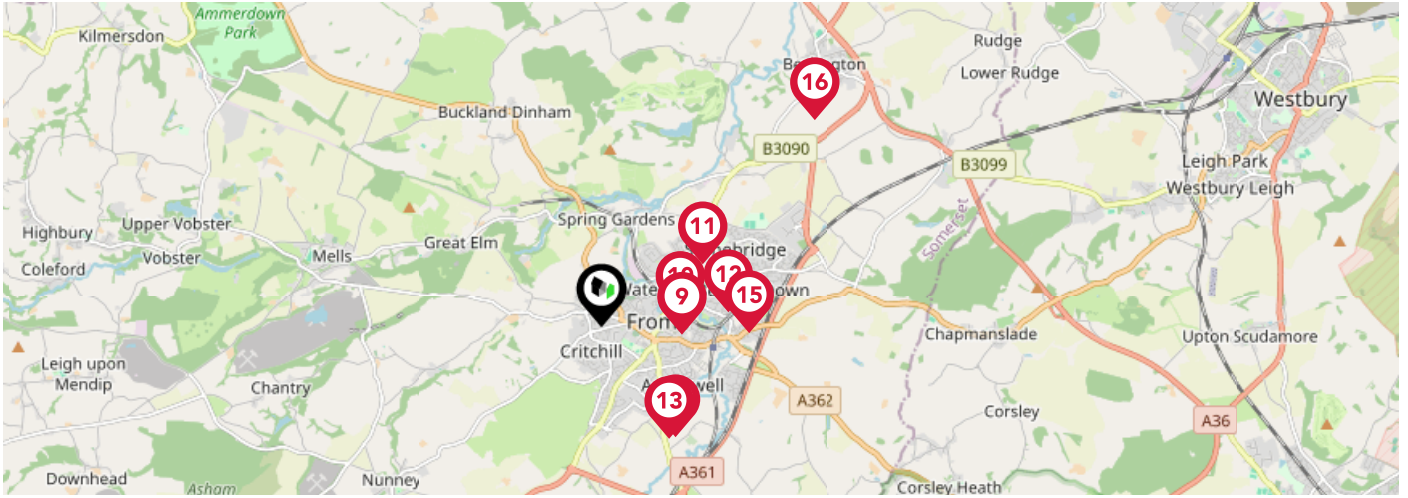
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		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Wessex Lodge School</b> Ofsted Rating: Good   Pupils: 31   Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>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

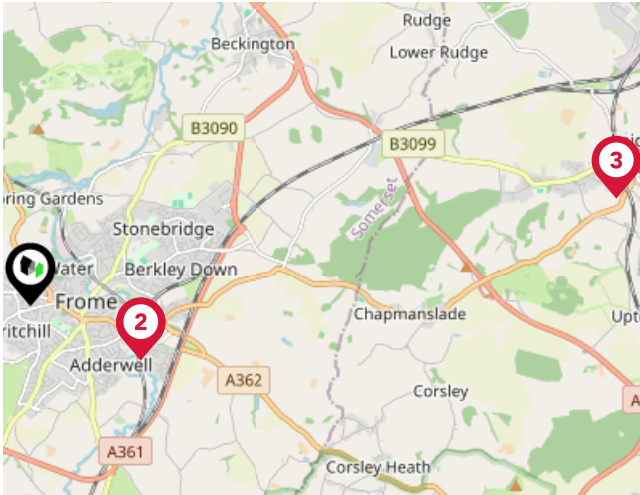
# Area Schools

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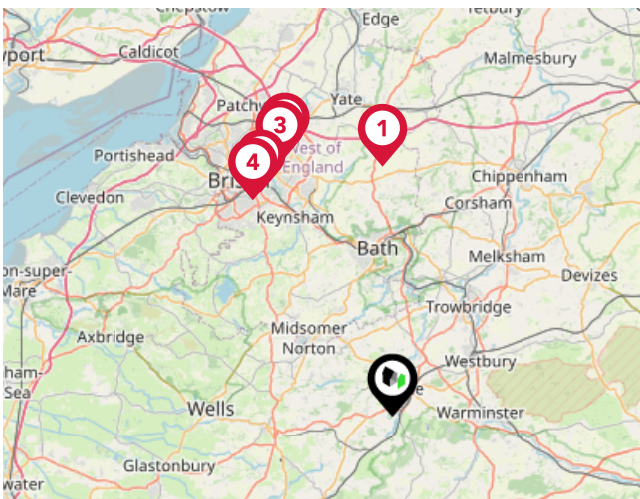
	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Farleigh Further Education College - Frome</b> Ofsted Rating: Good   Pupils:0   Distance:0.74</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>North Hill House</b> 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><b>11</b> <b>Frome Community College</b> 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><b>12</b> <b>Selwood Academy</b> 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><b>13</b> <b>Christ Church First School</b> 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><b>14</b> <b>Christ Church CofE First School</b> 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><b>15</b> <b>Hayesdown First School</b> 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><b>16</b> <b>Springmead Preparatory School</b> 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)



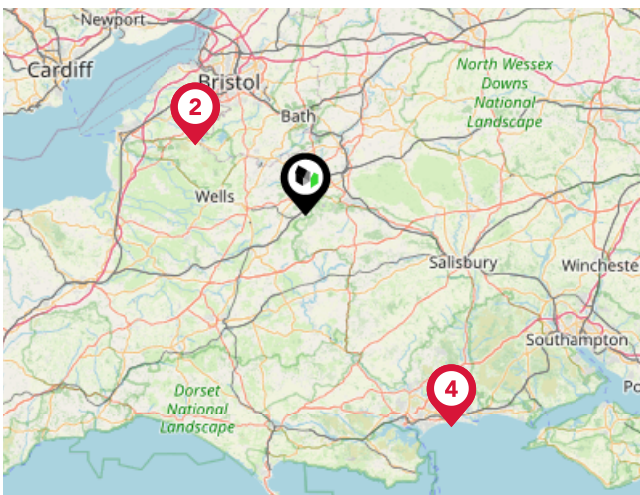
## National Rail Stations

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

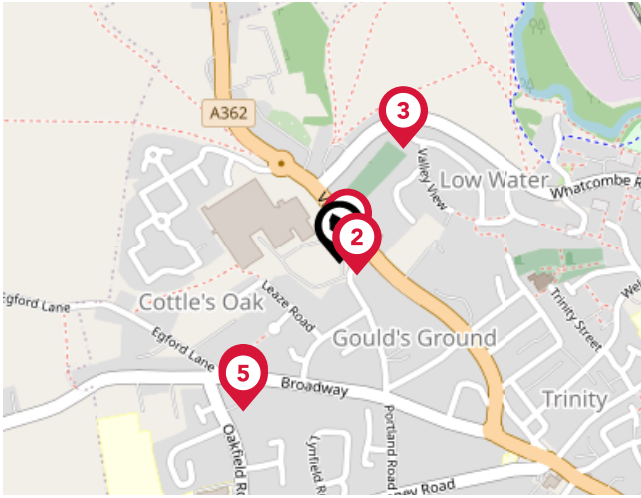
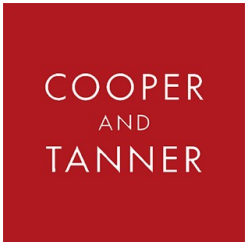


## Airports/Helipads

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

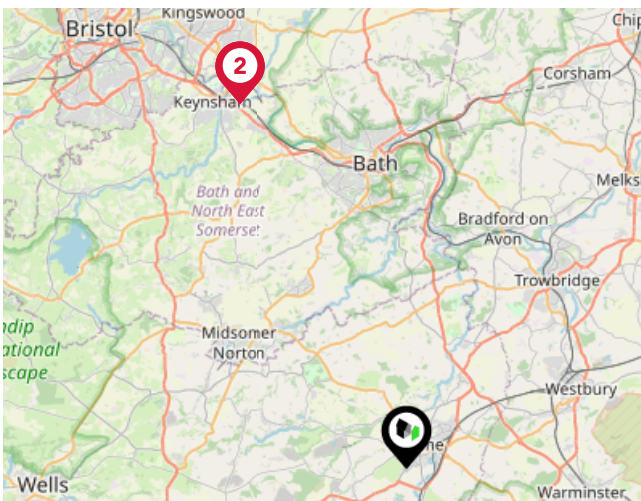


# Area Transport (Local)



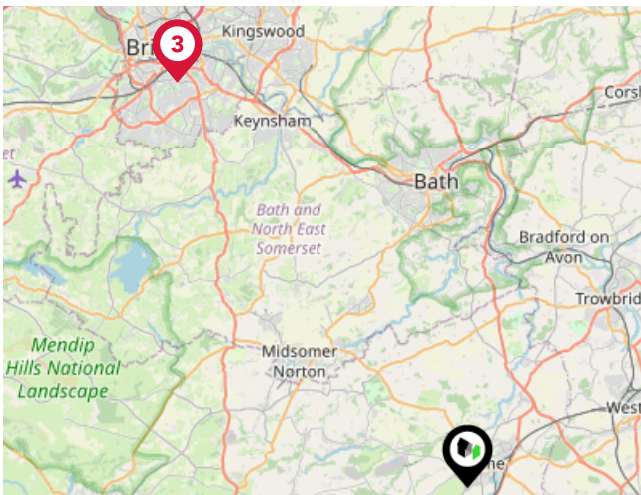
## Bus Stops/Stations

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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# Cooper and Tanner

## Data Quality

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