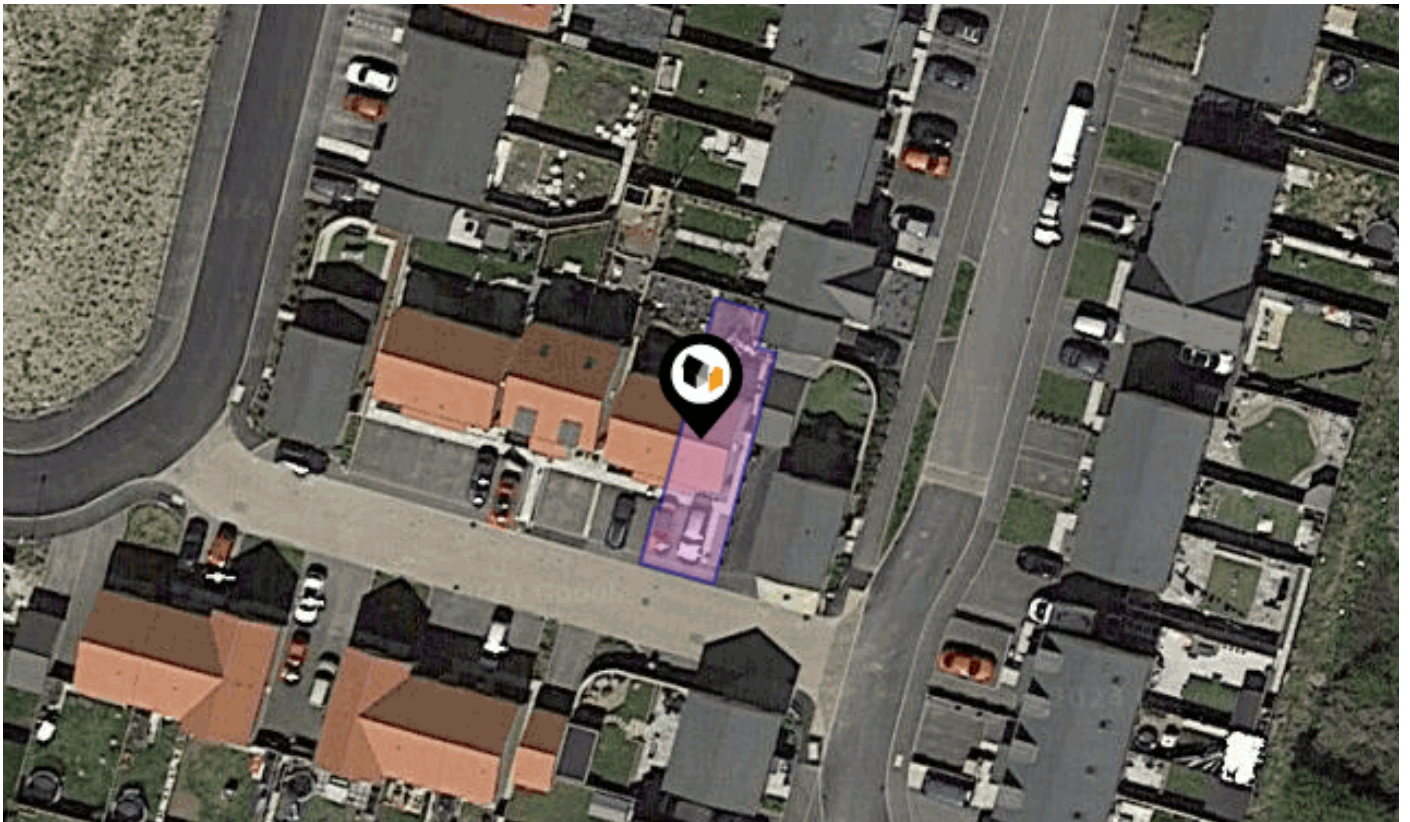




MIR: Material Info

The Material Information Affecting this Property

Friday 21st June 2024



BURDOCK ROAD, FROME, BA11

Cooper and Tanner

6 The Bridge Frome BA11 1AR

01373 455060

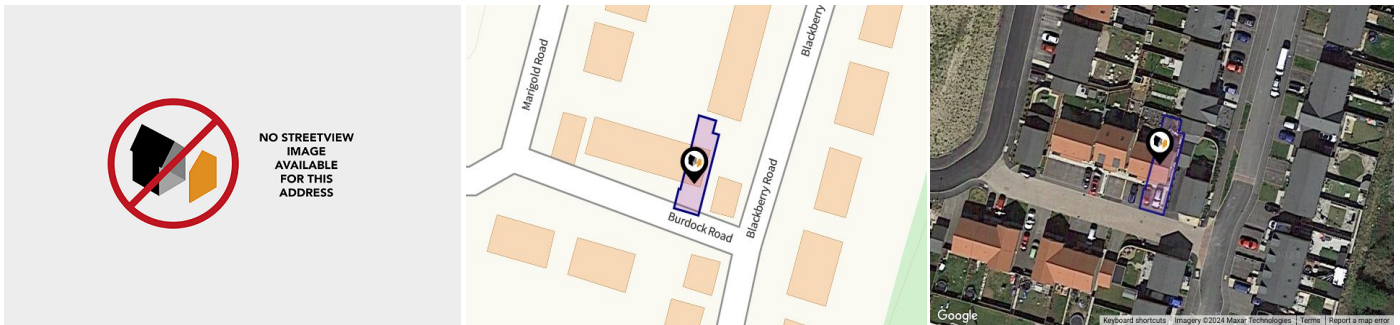
frome@cooperandtanner.co.uk

cooperandtanner.co.uk



Property Overview

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	742 ft ² / 69 m ²		
Plot Area:	0.04 acres		
Year Built :	2019		
Council Tax :	Band C		
Annual Estimate:	£2,015		
Title Number:	WS87701		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

21 mb/s	500 mb/s

Mobile Coverage: (based on calls indoors)

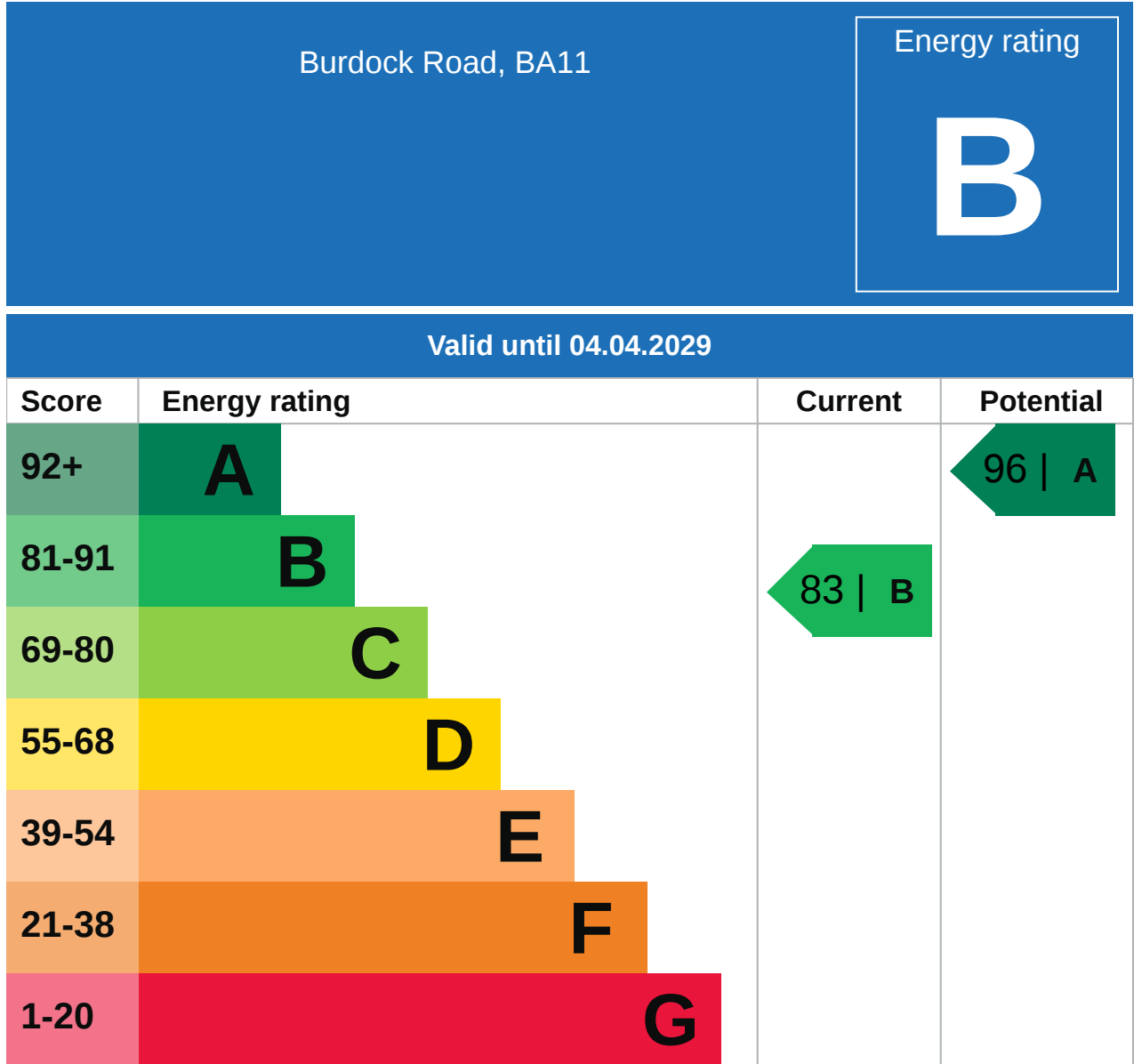


Satellite/Fibre TV Availability:



Property EPC - Certificate

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Property EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.28 W/m ² ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.14 W/m ² ·K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.21 W/m ² ·K
Total Floor Area:	69 m ²

Electricity Supply

Mains

Gas Supply

Mains

Central Heating

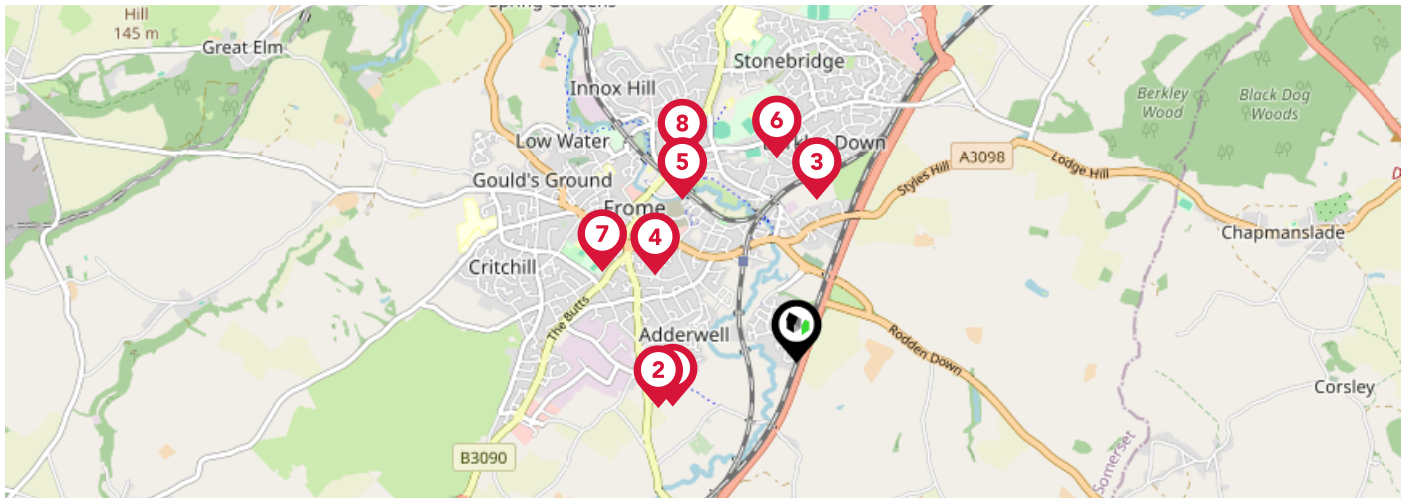
Gas

Water Supply

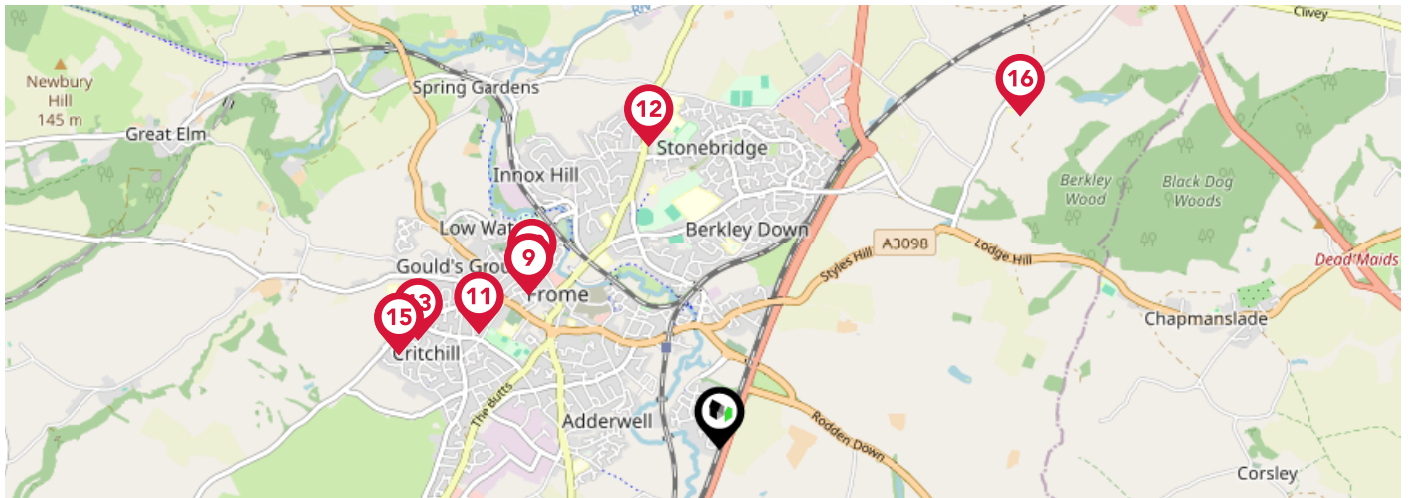
Mains

Drainage

Mains



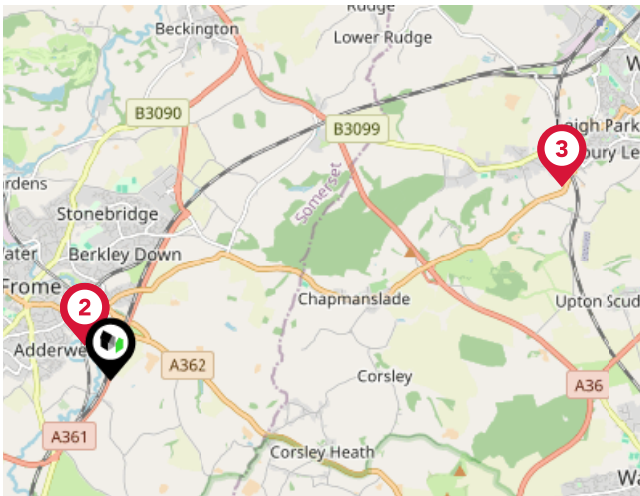
	Nursery	Primary	Secondary	College	Private
<p>1 Christ Church CofE First School Ofsted Rating: Inadequate Pupils: 221 Distance:0.61</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Christ Church First School Ofsted Rating: Not Rated Pupils: 108 Distance:0.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Hayesdown First School Ofsted Rating: Good Pupils: 290 Distance:0.77</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 St John's Church of England Voluntary Aided First School, Frome Ofsted Rating: Good Pupils: 289 Distance:0.77</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Farleigh Further Education College - Frome Ofsted Rating: Good Pupils:0 Distance:0.92</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Selwood Academy Ofsted Rating: Good Pupils: 660 Distance:0.96</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Avanti Park School Ofsted Rating: Inadequate Pupils: 409 Distance:0.99</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 North Hill House Ofsted Rating: Inadequate Pupils: 55 Distance:1.08</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Vallis First School Ofsted Rating: Good Pupils: 249 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	St Louis Catholic Primary School, Frome Ofsted Rating: Good Pupils: 184 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Wessex Lodge School Ofsted Rating: Good Pupils: 31 Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Frome Community College Ofsted Rating: Good Pupils: 1153 Distance:1.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Oakfield Academy Ofsted Rating: Requires Improvement Pupils: 663 Distance:1.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Trinity Church of England First School Ofsted Rating: Good Pupils: 293 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Critchill Special School Ofsted Rating: Good Pupils: 72 Distance:1.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Berkley Church of England First School Ofsted Rating: Outstanding Pupils: 104 Distance:2.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

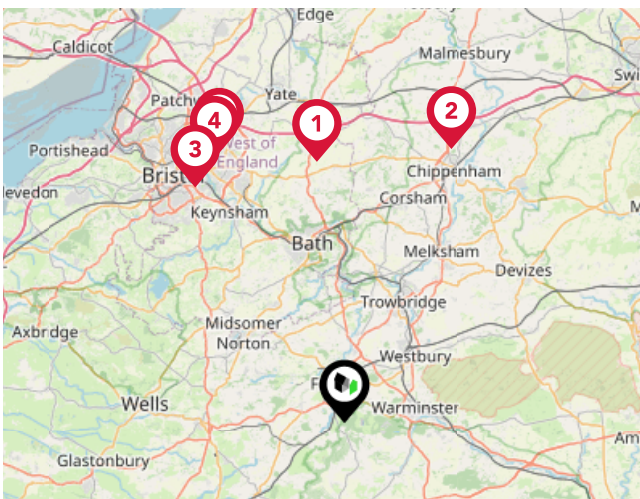
Area Transport (National)

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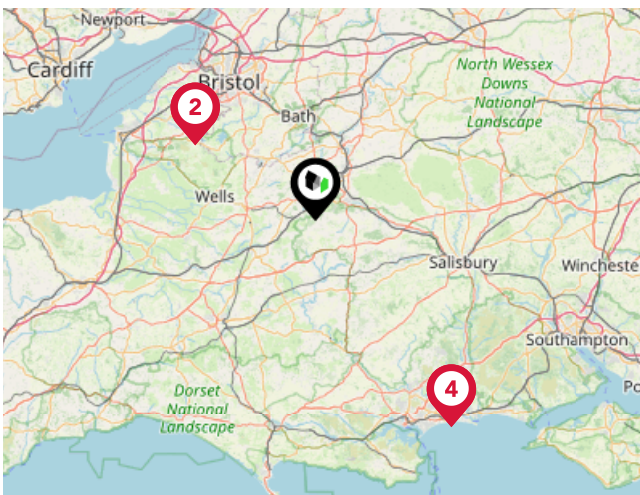
National Rail Stations

Pin	Name	Distance
1	Frome Rail Station	0.4 miles
2	Frome Rail Station	0.4 miles
3	Dilton Marsh Rail Station	4.56 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	19.42 miles
2	M4 J17	21.71 miles
3	M32 J2	20.66 miles
4	M32 J1	21.76 miles
5	M4 J19	22.15 miles

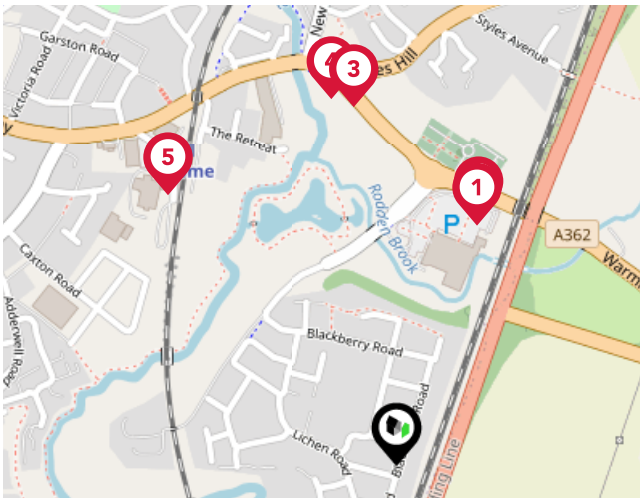


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	20.92 miles
2	Bristol International Airport	20.92 miles
3	Bournemouth International Airport	37 miles
4	Bournemouth International Airport	37.02 miles

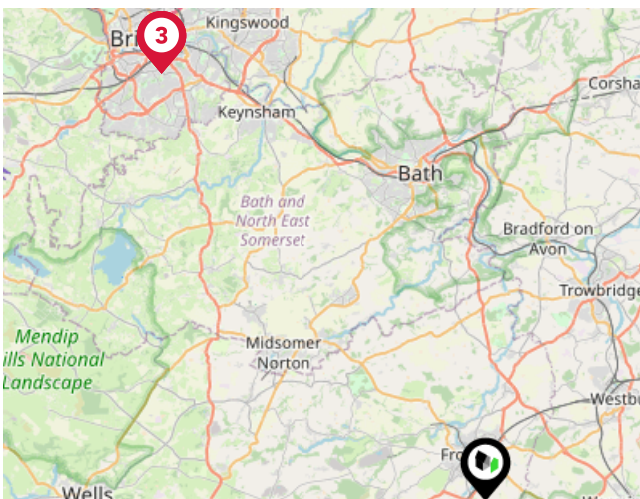
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Asda Superstore	0.29 miles
2	Asda Superstore	0.3 miles
3	Wallbridge	0.42 miles
4	Wallbridge	0.43 miles
5	Frome Station	0.41 miles



Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	19.85 miles
2	Temple Meads Station Ferry Landing	19.85 miles
3	Temple Meads Station Ferry Landing	19.85 miles

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