



# MIR: Material Info

The Material Information Affecting this Property

Thursday 04<sup>th</sup> July 2024



**FERN CLOSE, MIDSOMER NORTON, RADSTOCK, BA3**

## Cooper and Tanner

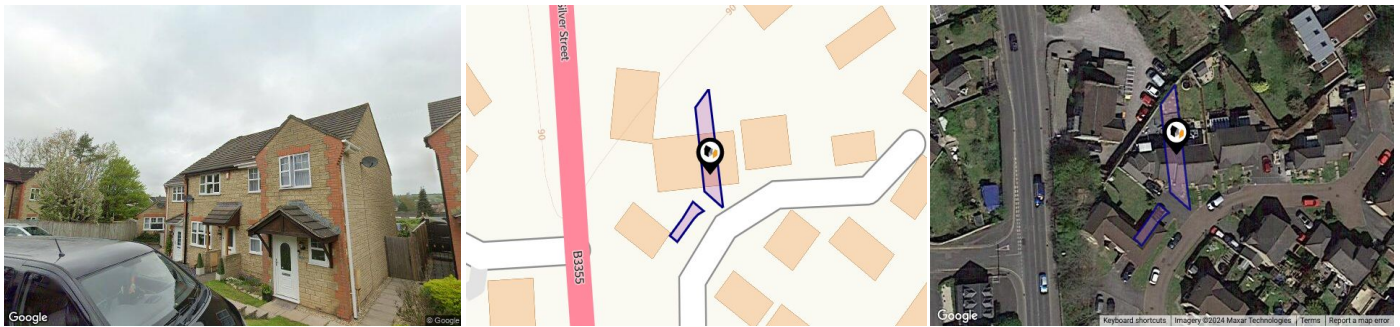
6 The Bridge Frome BA11 1AR

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## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	656 ft <sup>2</sup> / 61 m <sup>2</sup>		
<b>Plot Area:</b>	0.04 acres		
<b>Year Built :</b>	1995		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,676		
<b>Title Number:</b>	AV253294		

## Local Area

<b>Local Authority:</b>	Bath and north east somerset
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	No Risk
• Rivers & Seas	Low
• Surface Water	

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

<b>22</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)

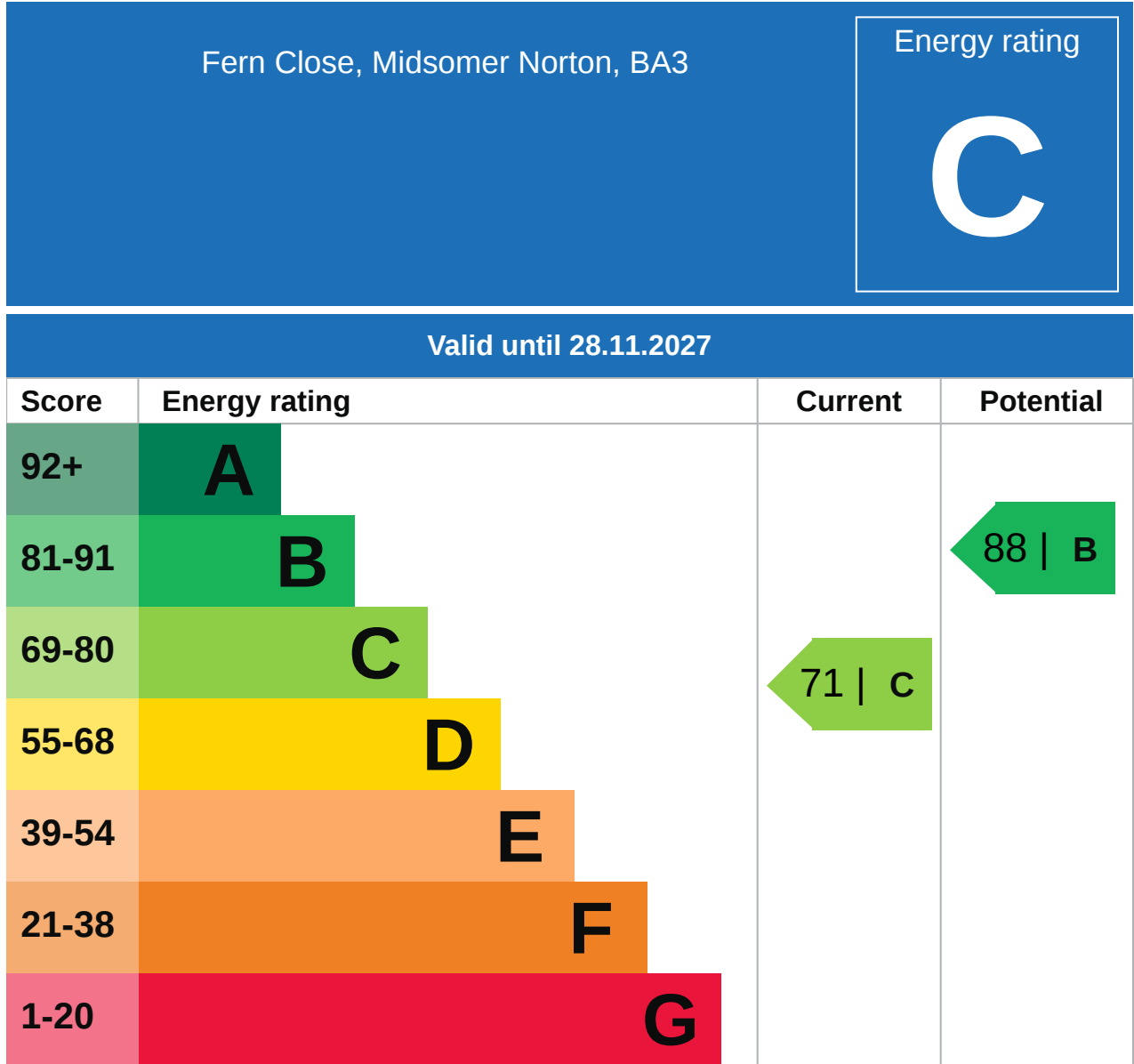


### Satellite/Fibre TV Availability:



# Property EPC - Certificate

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# Property

## EPC - Additional Data

### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Very Good
<b>Lighting:</b>	Low energy lighting in 29% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	61 m <sup>2</sup>

## Building Safety

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At the time of listing, we have not been made aware of any building safety concerns.

## Accessibility / Adaptations

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The property is accessed by a level path from the road, with one step down to the door.

## Restrictive Covenants

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At the time of listing we have not been made aware of any restrictive covenants.

## Construction Type

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Traditional construction

## Electricity Supply

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Mains Electric

## Gas Supply

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Mains Gas

## Central Heating

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Gas Central Heating

## Water Supply

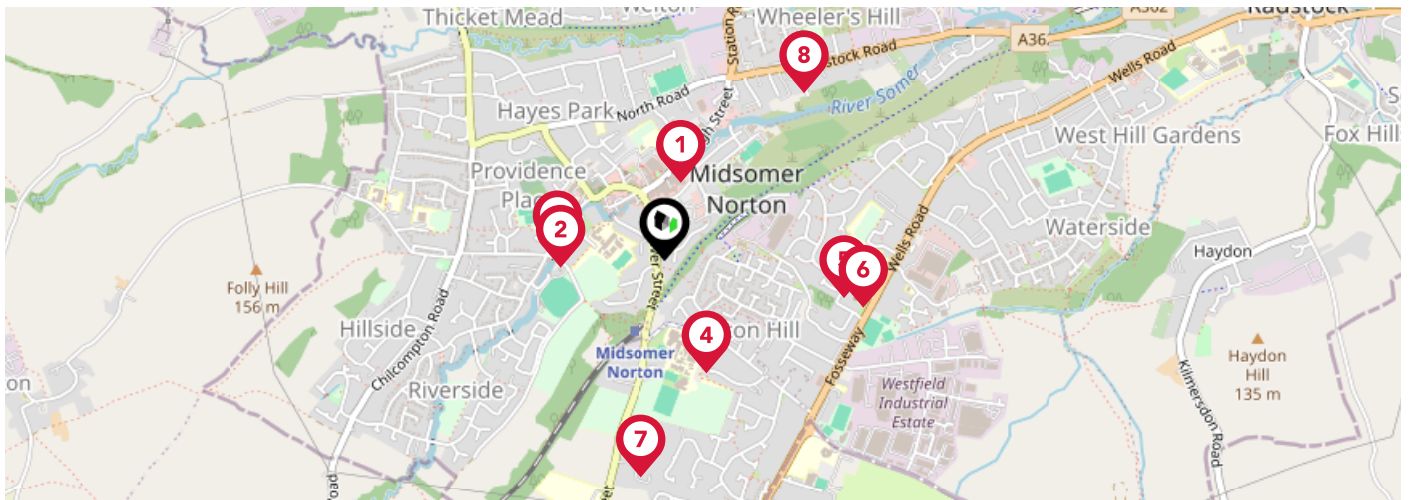
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Mains Water

## Drainage

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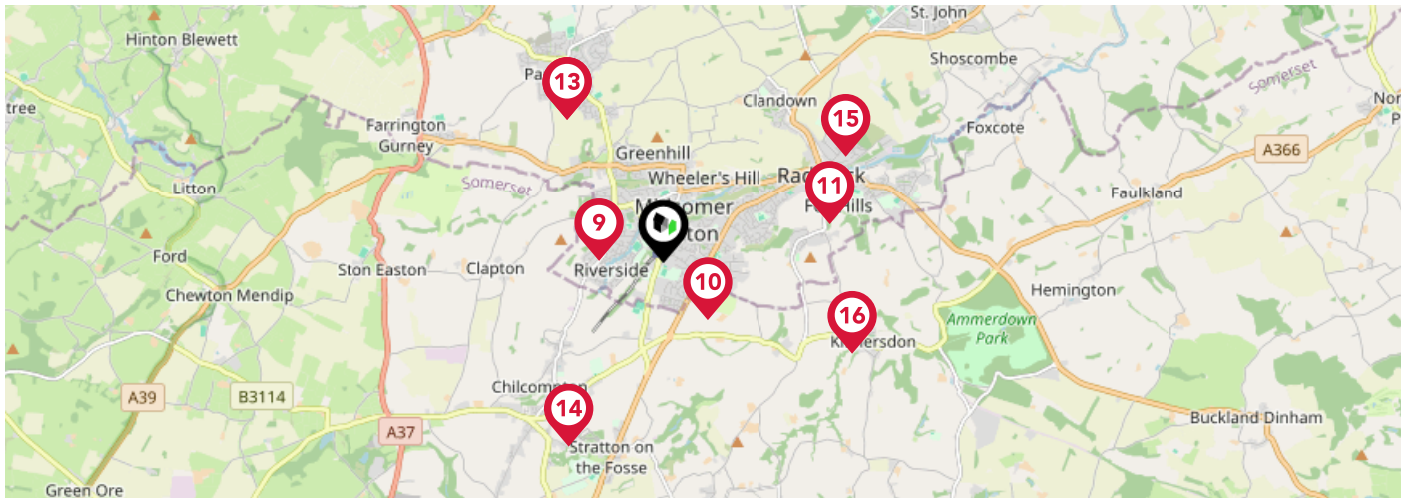
Mains Sewage



	Nursery	Primary	Secondary	College	Private
<p><b>1 Midsomer Norton Primary School</b> Ofsted Rating: Good   Pupils: 308   Distance:0.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2 Somervale School Specialist Media Arts College</b> Ofsted Rating: Good   Pupils: 534   Distance:0.24</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3 St John's CofE Primary School</b> Ofsted Rating: Good   Pupils: 446   Distance:0.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4 Norton Hill Academy</b> Ofsted Rating: Good   Pupils: 1793   Distance:0.27</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5 Fosse Way School</b> Ofsted Rating: Good   Pupils: 217   Distance:0.42</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6 Westfield Primary School</b> Ofsted Rating: Good   Pupils: 442   Distance:0.47</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7 Norton Hill Primary School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8 Welton Primary School</b> Ofsted Rating: Good   Pupils: 177   Distance:0.51</p>	<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 Longvernal Primary School</b> Ofsted Rating: Good   Pupils: 170   Distance:0.6</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10 St Benedict's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 202   Distance:0.68</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11 St Nicholas CofE Primary</b> Ofsted Rating: Good   Pupils: 240   Distance:1.58</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12 Paulton Junior School</b> Ofsted Rating: Outstanding   Pupils: 302   Distance:1.58</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13 Paulton Infant School</b> Ofsted Rating: Good   Pupils:0   Distance:1.58</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14 St Vigor &amp; St John Church School</b> Ofsted Rating: Outstanding   Pupils: 210   Distance:1.93</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15 Trinity Church School</b> Ofsted Rating: Good   Pupils: 195   Distance:1.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16 Kilmersdon Church of England Primary School</b> Ofsted Rating: Good   Pupils: 193   Distance:1.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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### Cooper and Tanner

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