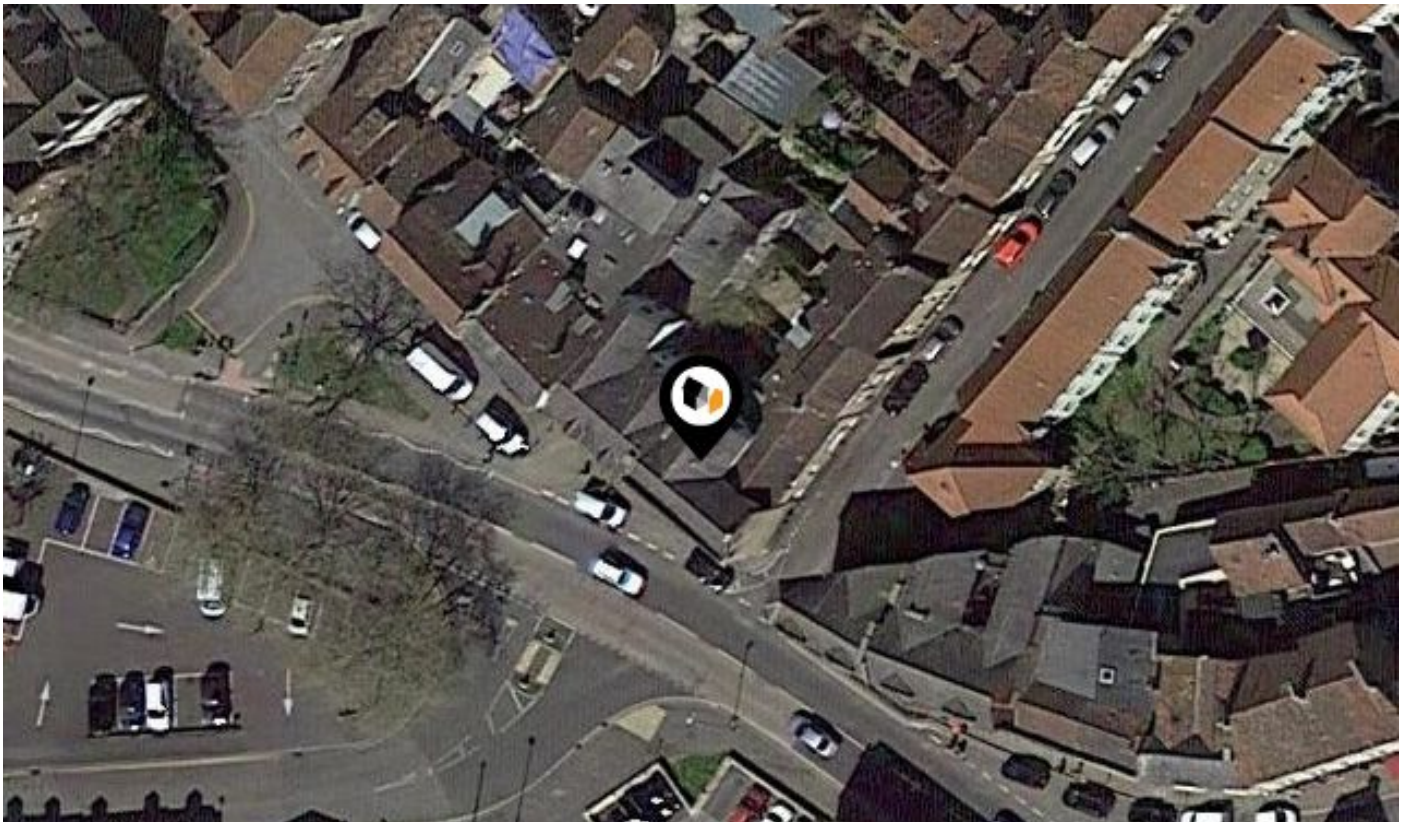




# MIR: Material Info

The Material Information Affecting this Property

Thursday 25<sup>th</sup> July 2024



**CASTLE CORNER, CASTLE STREET, FROME, BA11**

## Cooper and Tanner

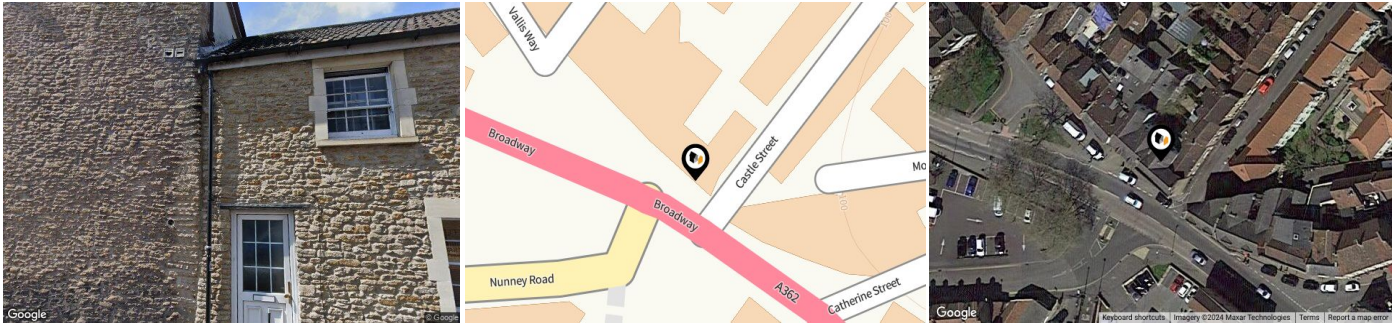
6 The Bridge Frome BA11 1AR

01373 455060

frome@cooperandtanner.co.uk

cooperandtanner.co.uk





## Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	279 ft <sup>2</sup> / 26 m <sup>2</sup>
Year Built :	Before 1900
Council Tax :	Band A
Annual Estimate:	£1,511

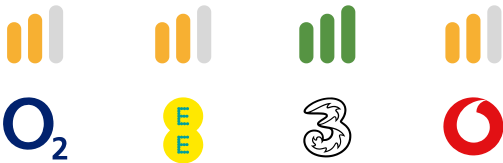
## Local Area

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

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

15 mb/s	269 mb/s	- mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

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Castle Corner, Castle Street, BA11

Energy rating

D

Valid until 20.01.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

# Property EPC - Additional Data

## Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	2nd
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Not defined
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Sandstone or limestone, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Controls:</b>	Manual charge control
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 25% of fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	26 m <sup>2</sup>

## Electricity Supply

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Mains Electricity

## Gas Supply

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No Gas

## Central Heating

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Electric Heating

## Water Supply

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Mains Water

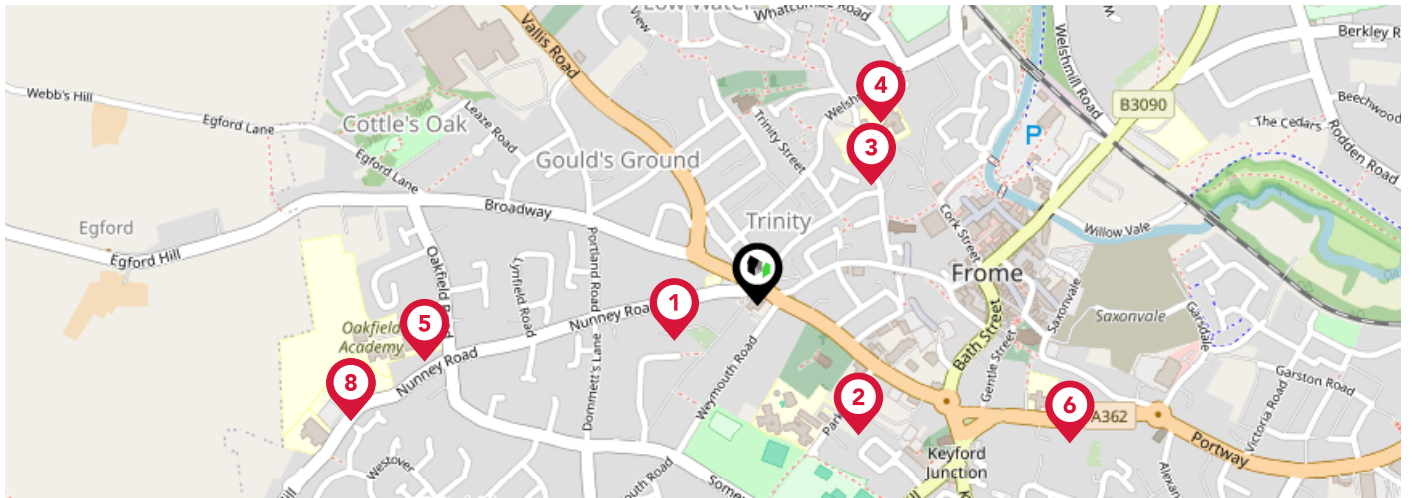
## Drainage

---

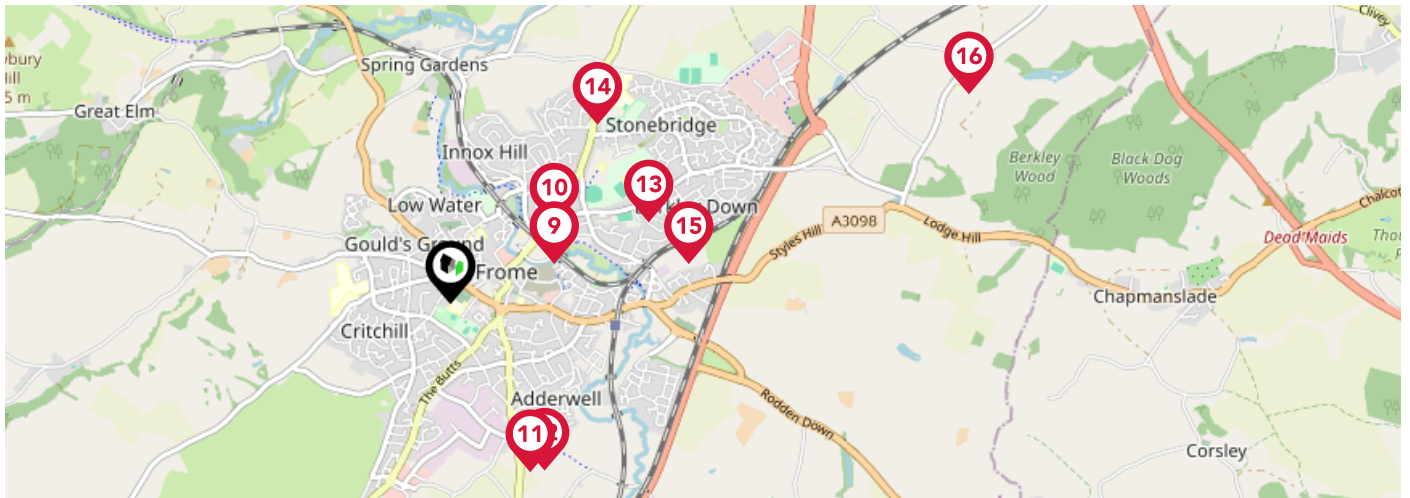
Mains Drainage

# Area Schools

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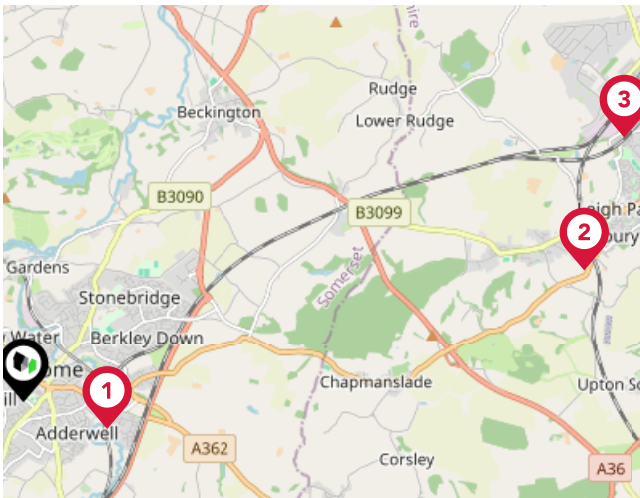


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Wessex Lodge School</b> Ofsted Rating: Good   Pupils: 31   Distance:0.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Avanti Park School</b> Ofsted Rating: Inadequate   Pupils: 409   Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Vallis First School</b> Ofsted Rating: Good   Pupils: 249   Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Louis Catholic Primary School, Frome</b> Ofsted Rating: Good   Pupils: 184   Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Oakfield Academy</b> Ofsted Rating: Requires Improvement   Pupils: 663   Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St John's Church of England Voluntary Aided First School, Frome</b> Ofsted Rating: Good   Pupils: 289   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Trinity Church of England First School</b> Ofsted Rating: Good   Pupils: 293   Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Critchill Special School</b> Ofsted Rating: Good   Pupils: 72   Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Farleigh Further Education College - Frome</b> Ofsted Rating: Good   Pupils:0   Distance:0.52</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:0.61</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Christ Church First School</b> Ofsted Rating: Not Rated   Pupils: 108   Distance:0.87</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Christ Church CofE First School</b> Ofsted Rating: Inadequate   Pupils: 221   Distance:0.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Selwood Academy</b> Ofsted Rating: Good   Pupils: 660   Distance:1</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Frome Community College</b> Ofsted Rating: Good   Pupils: 1153   Distance:1.08</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Hayesdown First School</b> Ofsted Rating: Good   Pupils: 290   Distance:1.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Berkley Church of England First School</b> Ofsted Rating: Outstanding   Pupils: 104   Distance:2.6</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



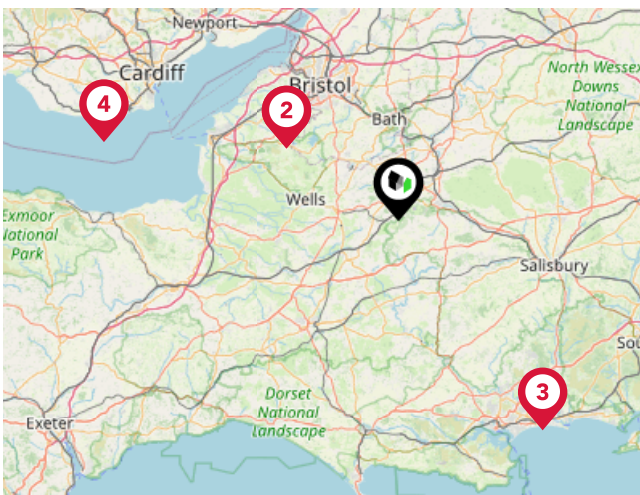
## National Rail Stations

Pin	Name	Distance
1	Frome Rail Station	0.81 miles
2	Dilton Marsh Rail Station	5.34 miles
3	Westbury (Wilts) Rail Station	6.09 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	18.77 miles
2	M32 J2	19.64 miles
3	M32 J1	20.81 miles
4	M32 J3	19.47 miles
5	M4 J19	21.22 miles

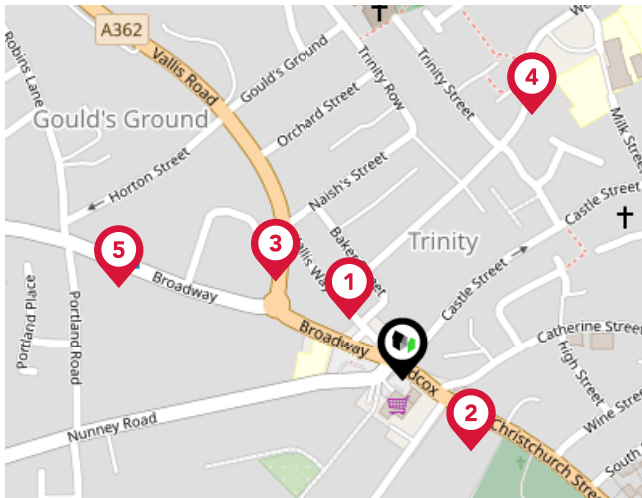


## Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	19.76 miles
2	Bristol International Airport	19.76 miles
3	Bournemouth International Airport	38.05 miles
4	Cardiff International Airport	45.22 miles

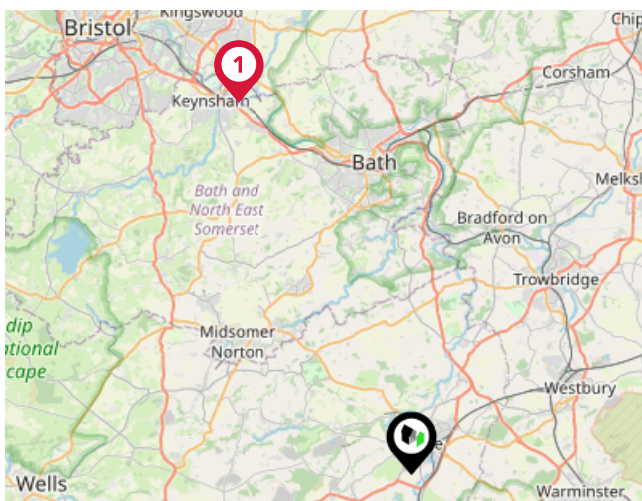


# Area Transport (Local)



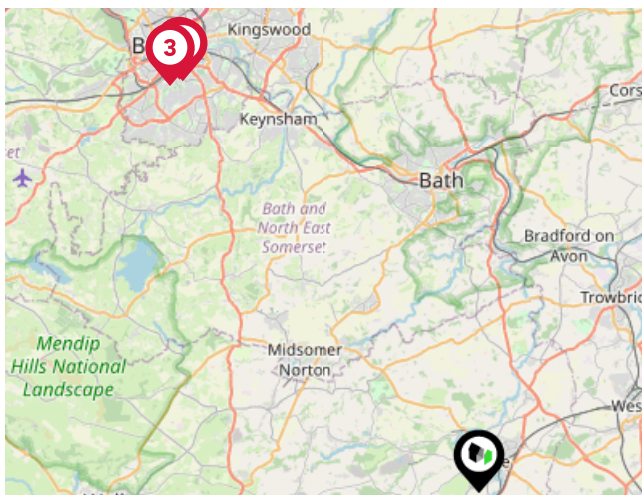
## Bus Stops/Stations

Pin	Name	Distance
1	Spring Cottage	0.05 miles
2	Weymouth Road	0.06 miles
3	Broadway	0.09 miles
4	Selwood Road Shops	0.17 miles
5	Portland Road	0.17 miles



## Local Connections

Pin	Name	Distance
1	Bitton (Avon Valley Railway)	15.21 miles



## Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	18.78 miles
2	Temple Bridge (Bristol) Ferry Landing	18.91 miles
3	Bathurst Basin Ferry Landing	18.9 miles

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