



MIR: Material Info

The Material Information Affecting this Property

Friday 26th July 2024



PRINTWORKS ROAD, FROME, BA11

Cooper and Tanner

6 The Bridge Frome BA11 1AR

01373 455060

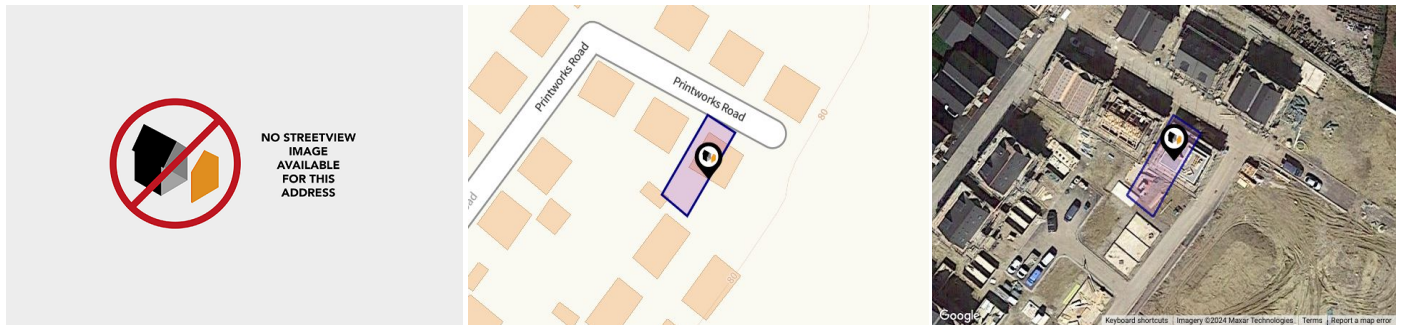
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Property Overview

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,194 ft ² / 111 m ²		
Plot Area:	0.05 acres		
Year Built :	2021		
Council Tax :	Band C		
Annual Estimate:	£2,015		
Title Number:	WS96075		

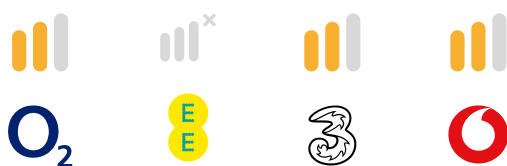
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

13 mb/s	47 mb/s	9000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



BA11

Energy rating

B

Valid until 02.12.2031

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.19 W/m ² ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.15 W/m ² ·K
Roof Energy:	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 0.12 W/m ² ·K
Total Floor Area:	111 m ²

Electricity Supply

Mains Electricity

Gas Supply

Mains Gas

Central Heating

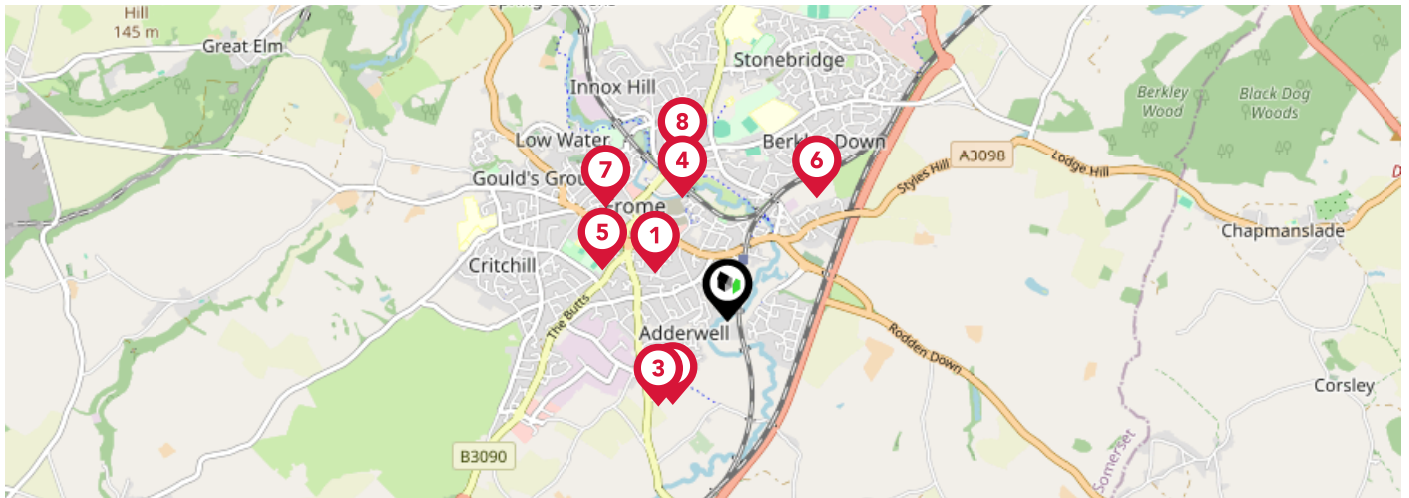
Gas Central Heating

Water Supply

Mains Water

Drainage

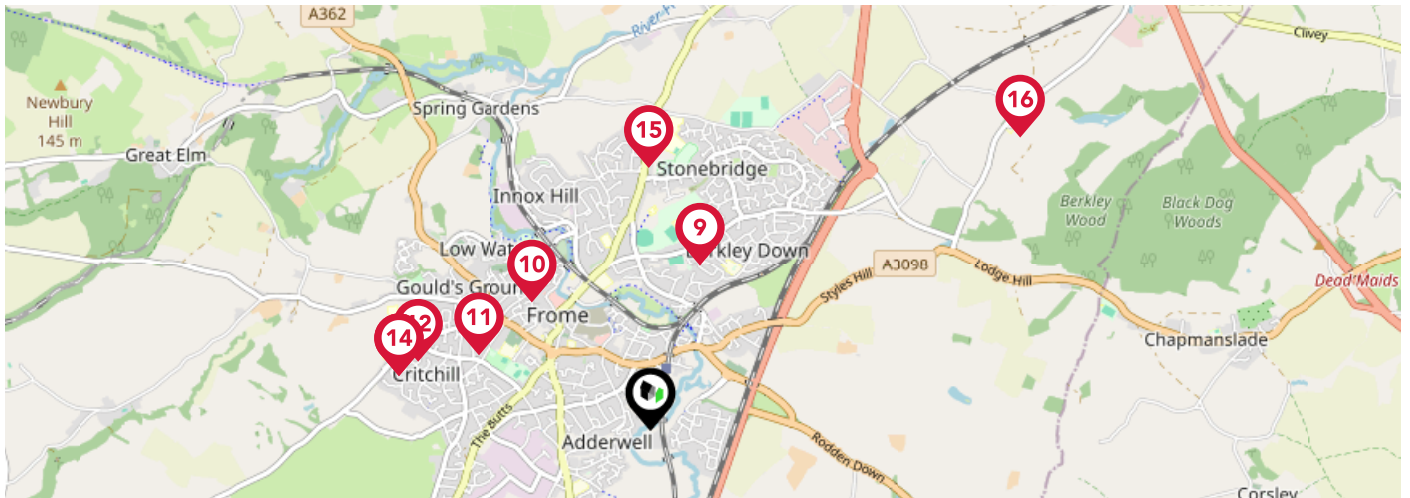
Mains Drainage











		Nursery	Primary	Secondary	College	Private
1	St John's Church of England Voluntary Aided First School, Frome Ofsted Rating: Good Pupils: 289 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Christ Church CofE First School Ofsted Rating: Inadequate Pupils: 221 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Christ Church First School Ofsted Rating: Not Rated Pupils: 108 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Farleigh Further Education College - Frome Ofsted Rating: Good Pupils:0 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Avanti Park School Ofsted Rating: Inadequate Pupils: 409 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Hayesdown First School Ofsted Rating: Good Pupils: 290 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Vallis First School Ofsted Rating: Good Pupils: 249 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	North Hill House Ofsted Rating: Inadequate Pupils: 55 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

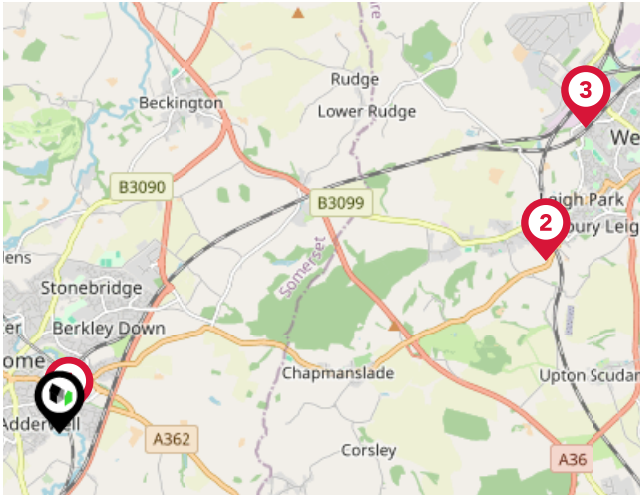
Area Schools

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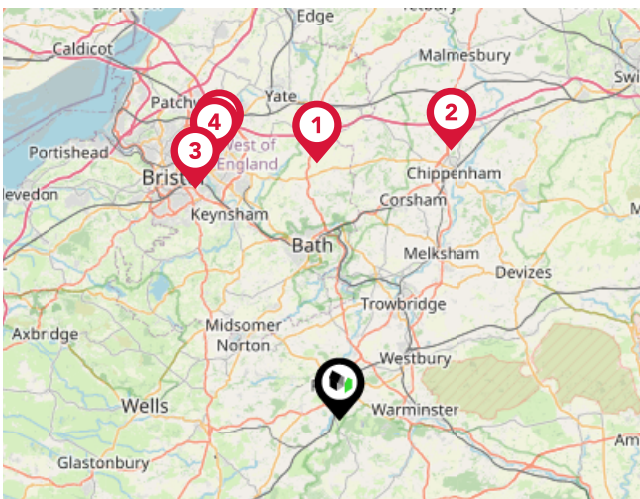
		Nursery	Primary	Secondary	College	Private
	Selwood Academy Ofsted Rating: Good Pupils: 660 Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Louis Catholic Primary School, Frome Ofsted Rating: Good Pupils: 184 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wessex Lodge School Ofsted Rating: Good Pupils: 31 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oakfield Academy Ofsted Rating: Requires Improvement Pupils: 663 Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trinity Church of England First School Ofsted Rating: Good Pupils: 293 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Critchill Special School Ofsted Rating: Good Pupils: 72 Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Frome Community College Ofsted Rating: Good Pupils: 1153 Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Berkley Church of England First School Ofsted Rating: Outstanding Pupils: 104 Distance:2.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



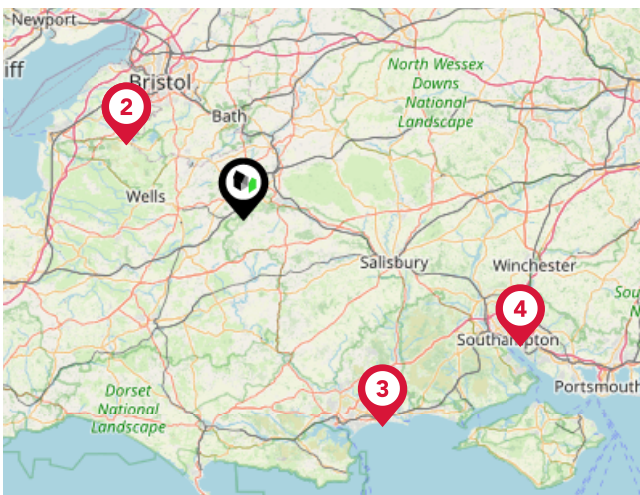
National Rail Stations

Pin	Name	Distance
1	Frome Rail Station	0.15 miles
2	Dilton Marsh Rail Station	4.79 miles
3	Westbury (Wilts) Rail Station	5.65 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	19.2 miles
2	M4 J17	21.66 miles
3	M32 J2	20.33 miles
4	M32 J1	21.45 miles
5	M4 J19	21.84 miles

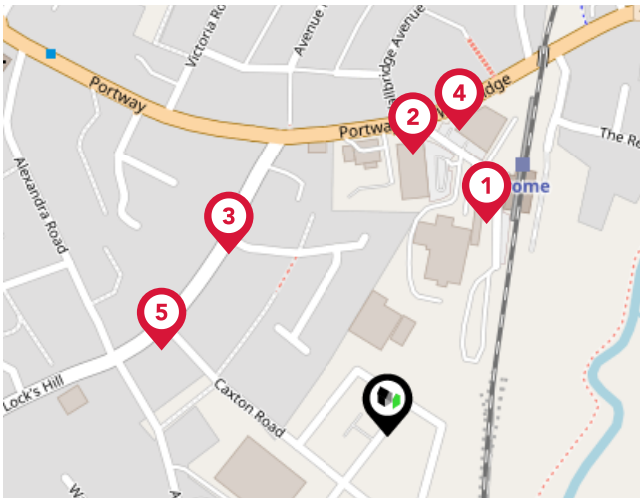


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	20.55 miles
2	Bristol International Airport	20.55 miles
3	Bournemouth International Airport	37.34 miles
4	Southampton Airport	45.52 miles

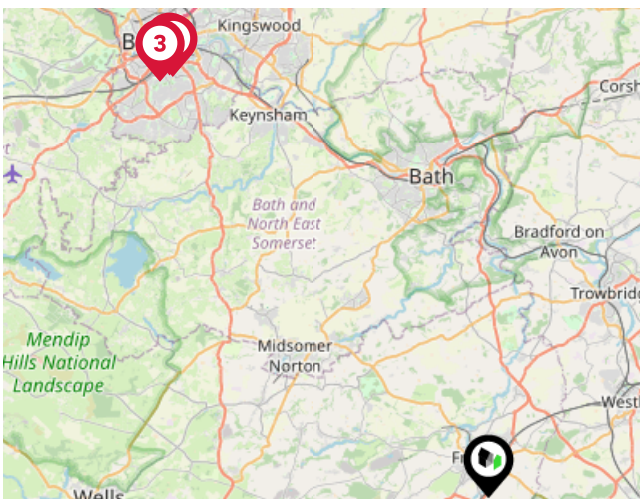
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Frome Station	0.14 miles
2	Station Approach Bottom	0.16 miles
3	Butler's Gardens	0.14 miles
4	Station Approach	0.18 miles
5	Caxton Road	0.14 miles



Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	19.5 miles
2	Temple Bridge (Bristol) Ferry Landing	19.62 miles
3	Bathurst Basin Ferry Landing	19.63 miles

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