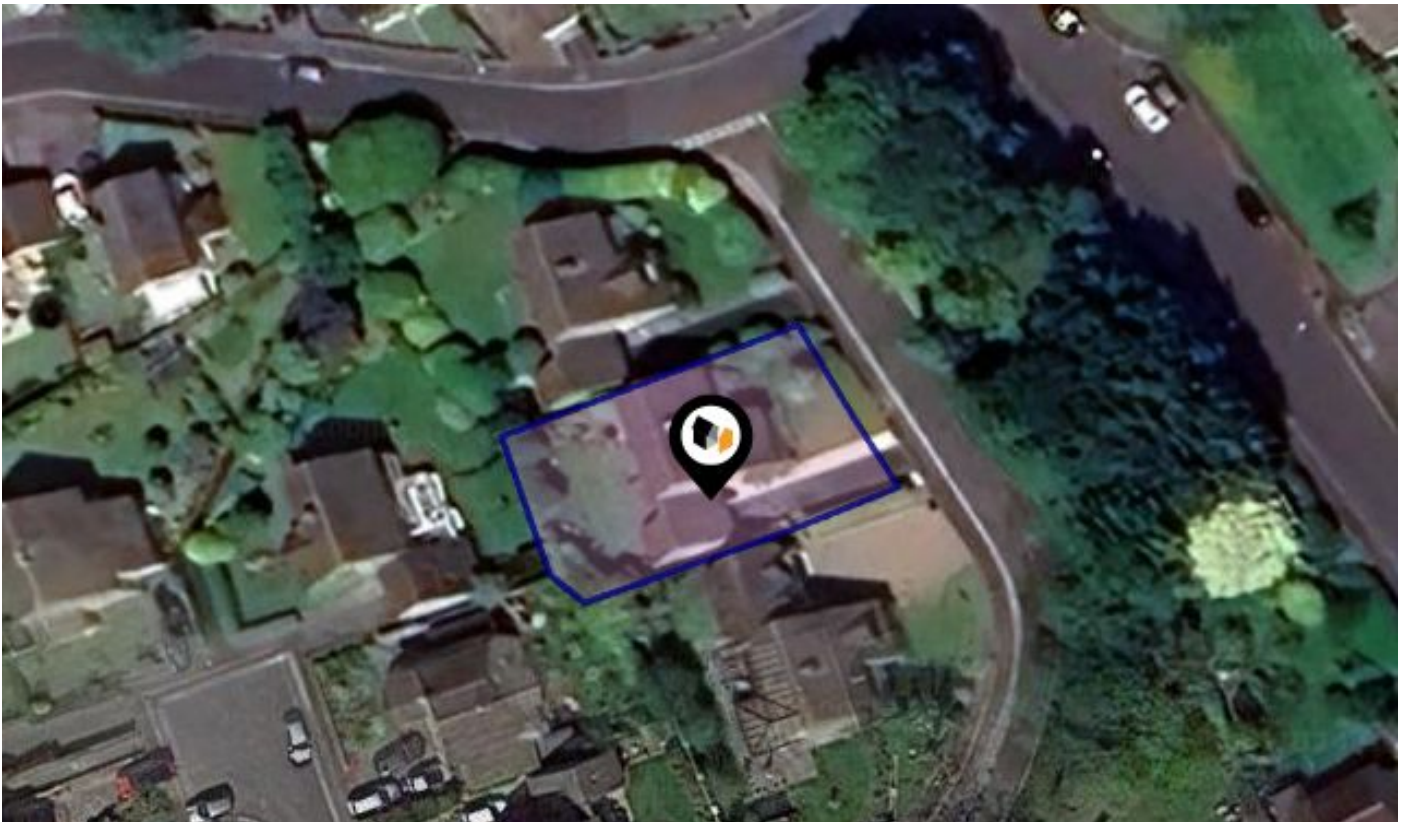




MIR: Material Info

The Material Information Affecting this Property

Wednesday 21st August 2024



RYLANDS, BECKINGTON, FROME, BA11

Cooper and Tanner

6 The Bridge Frome BA11 1AR

01373 455060

frome@cooperandtanner.co.uk

cooperandtanner.co.uk





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,442 ft ² / 134 m ²		
Plot Area:	0.11 acres		
Year Built :	1983-1990		
Council Tax :	Band E		
Annual Estimate:	£2,771		
Title Number:	WS97620		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

19 mb/s	76 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



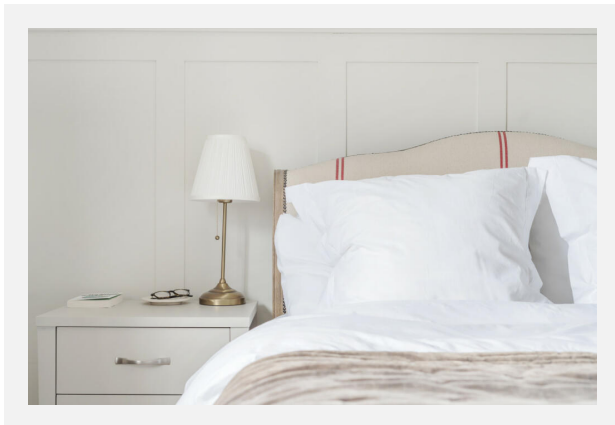
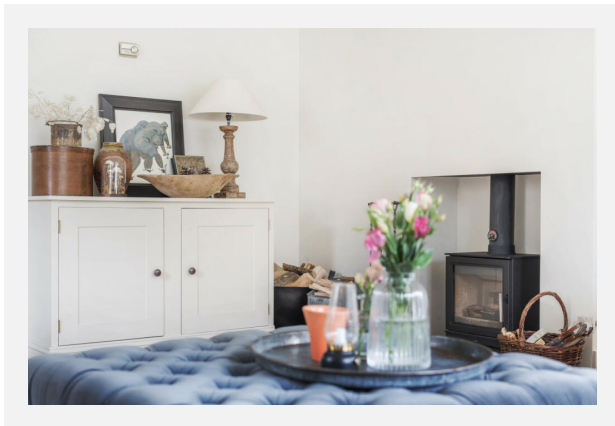
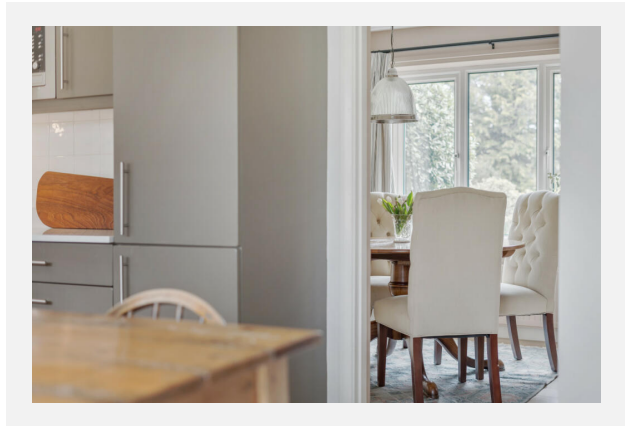
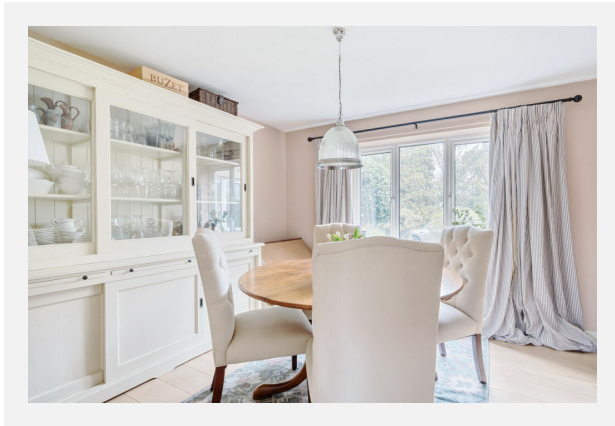
Satellite/Fibre TV Availability:



Planning records for: *16 Rylands Beckington Frome Somerset BA11 6SD*

Reference - 2018/1792/HSE	
Decision:	Approval with Conditions
Date:	19th July 2018
Description:	Loft conversion including front and rear dormers, garage conversion, and window/door alterations





RYLANDS, BECKINGTON, FROME, BA11

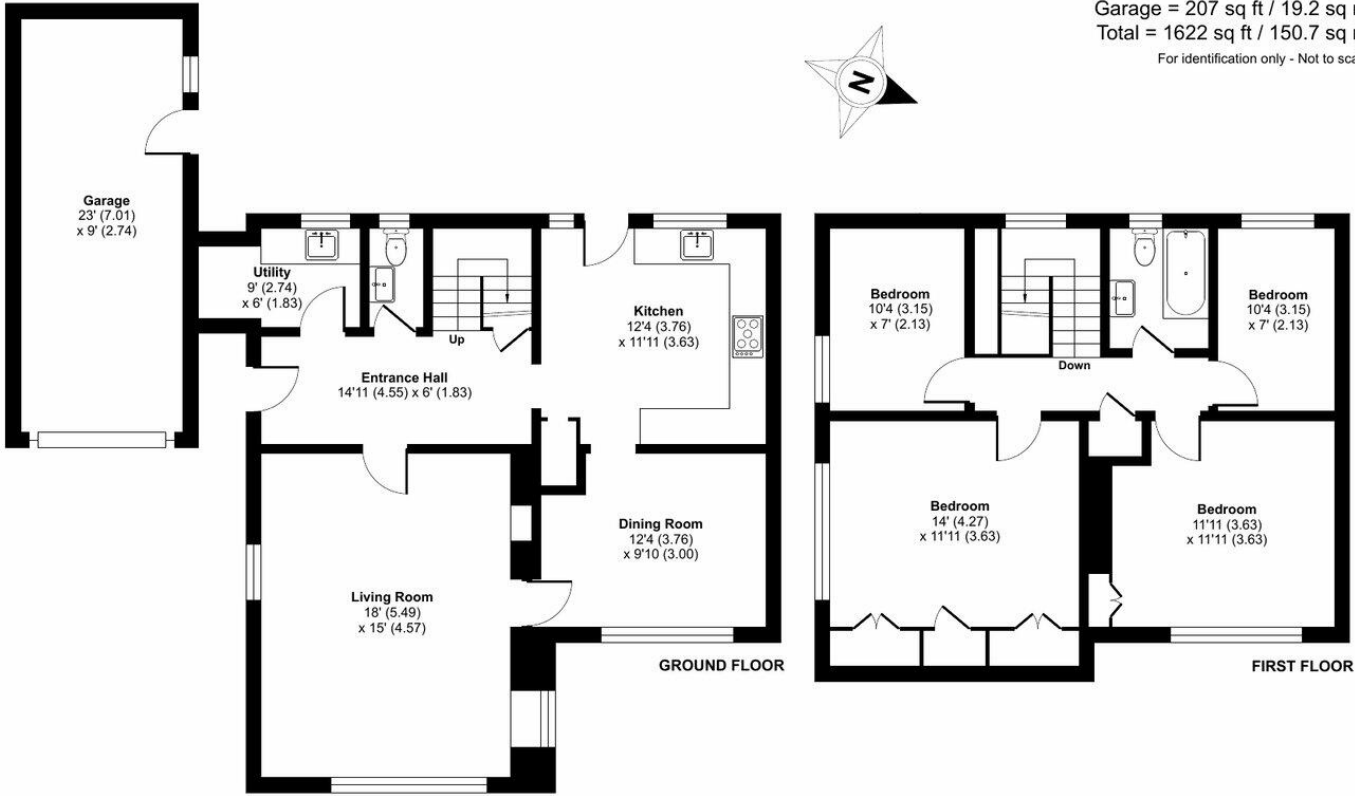
Rylands, Beckington, Frome, BA11

Approximate Area = 1415 sq ft / 131.4 sq m

Garage = 207 sq ft / 19.2 sq m

Total = 1622 sq ft / 150.7 sq m

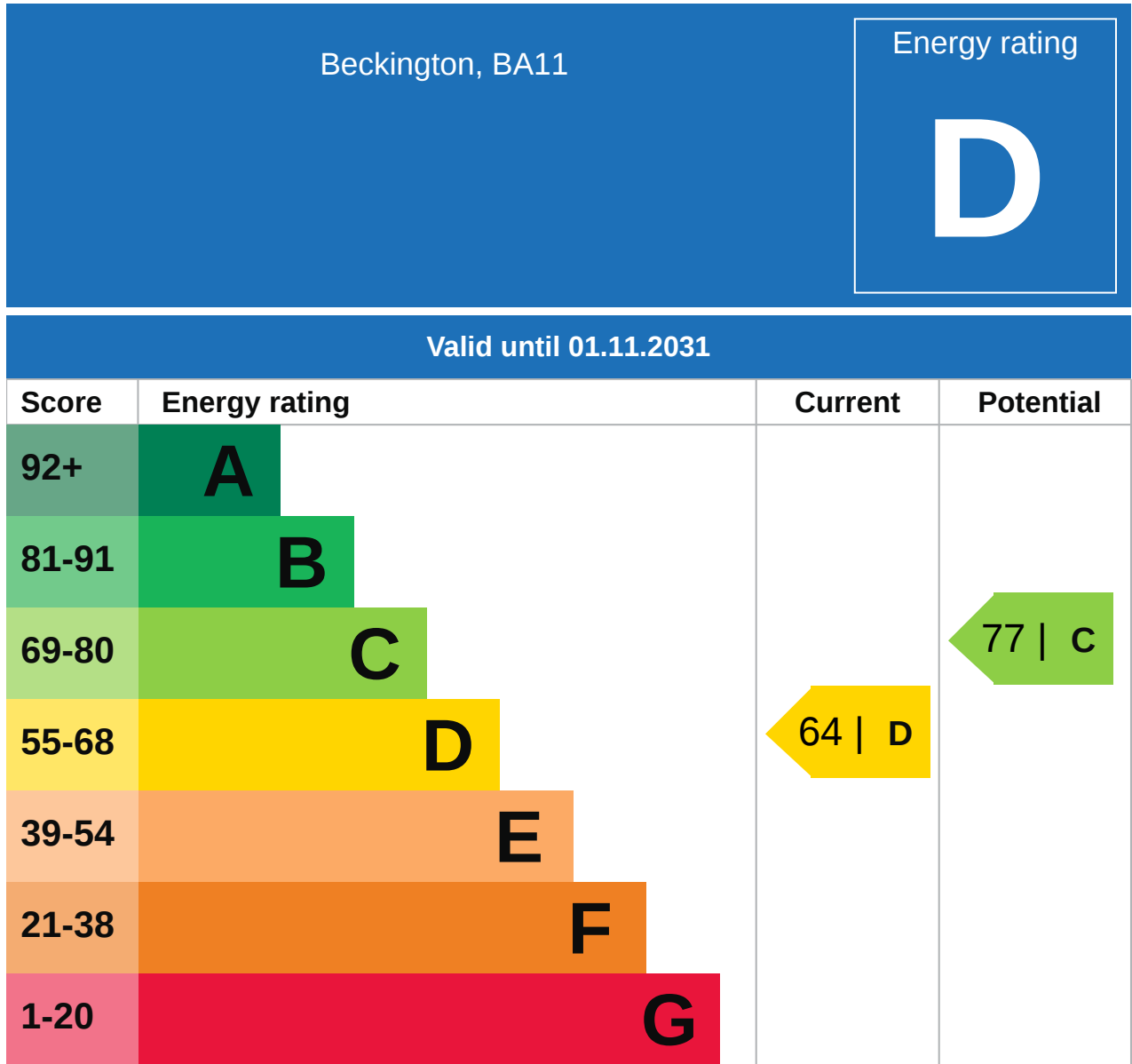
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Cooper and Tanner. REF: 1100657

Property EPC - Certificate

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Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 43% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	134 m ²

Building Safety

At the time of marketing we are not aware of any building safety issues

Accessibility / Adaptations

The property is accessed via the driveway at ground level.

Restrictive Covenants

At the time of marketing we are not aware of any restrictive covenants.

Rights of Way (Public & Private)

At the time of marketing we have not been made aware of any rights of way.

Construction Type

At the time of marketing we have not been made aware that this is anything other than standard construction.

Electricity Supply

Mains

Gas Supply

Mains

Central Heating

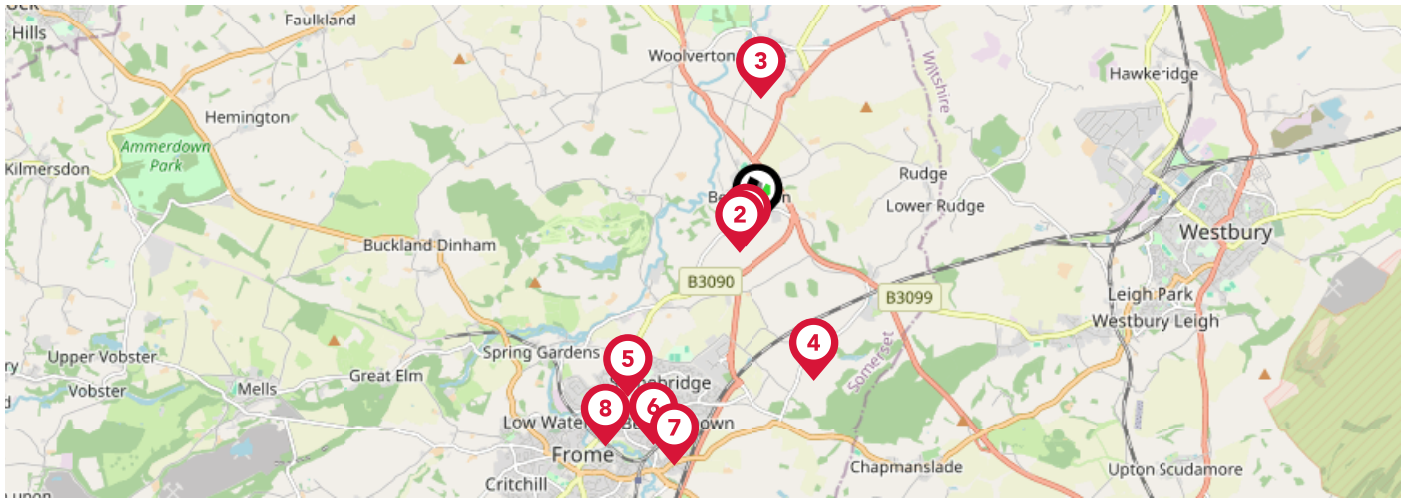
Gas Central Heating

Water Supply

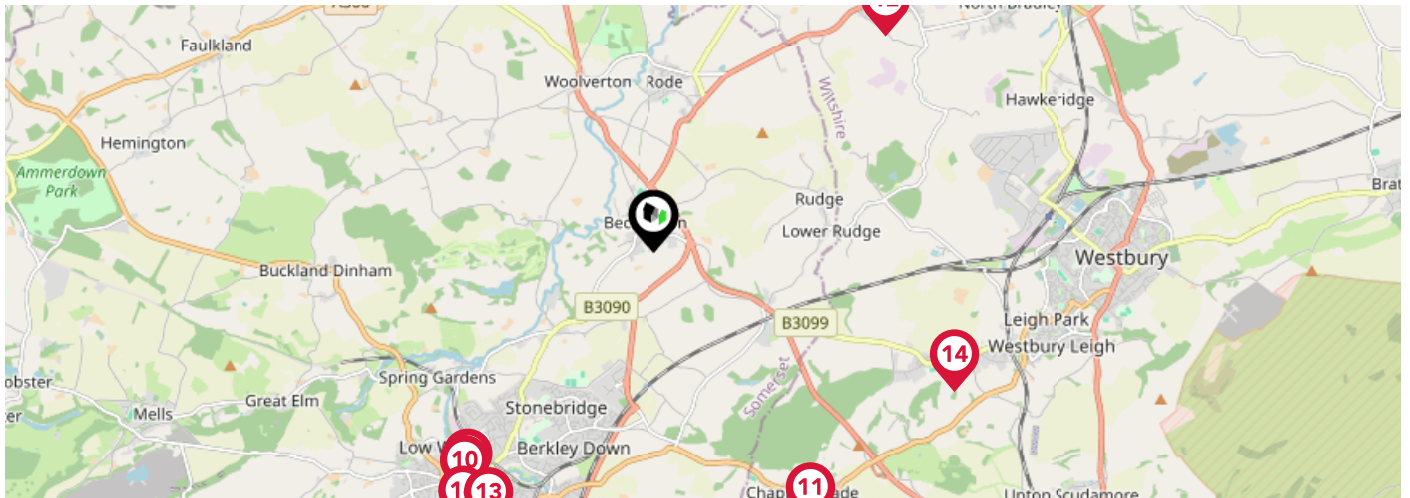
Mains

Drainage

Mains



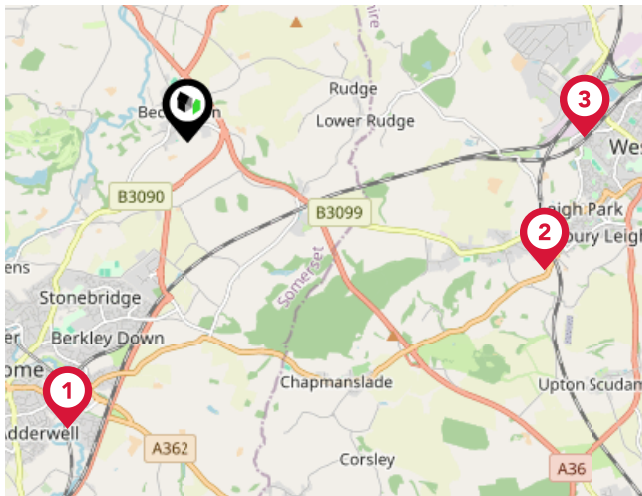
	Nursery	Primary	Secondary	College	Private
<p>1 Beckington Church of England First School Ofsted Rating: Outstanding Pupils: 80 Distance:0.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Springmead Preparatory School Ofsted Rating: Not Rated Pupils: 119 Distance:0.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Rode Methodist VC First School Ofsted Rating: Good Pupils: 70 Distance:1.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Berkley Church of England First School Ofsted Rating: Requires improvement Pupils: 97 Distance:1.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Frome Community College Ofsted Rating: Not Rated Pupils:0 Distance:1.97</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: 598 Distance:2.24</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Hayesdown First School Ofsted Rating: Good Pupils: 300 Distance:2.35</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 North Hill House Ofsted Rating: Requires improvement Pupils: 60 Distance:2.47</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p>9 St Louis Catholic Primary School, Frome Ofsted Rating: Good Pupils: 179 Distance:2.81</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Vallis First School Ofsted Rating: Good Pupils: 229 Distance:2.87</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Chapmanslade Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 96 Distance:2.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Southwick Church of England Primary School Ofsted Rating: Good Pupils:0 Distance:2.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 St John's Church of England Voluntary Aided First School, Frome Ofsted Rating: Requires improvement Pupils: 232 Distance:2.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Dilton Marsh CofE Primary School Ofsted Rating: Good Pupils: 174 Distance:3.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Norton St Philip Church of England First School Ofsted Rating: Good Pupils: 55 Distance:3.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Avanti Park School Ofsted Rating: Good Pupils: 488 Distance:3.11</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

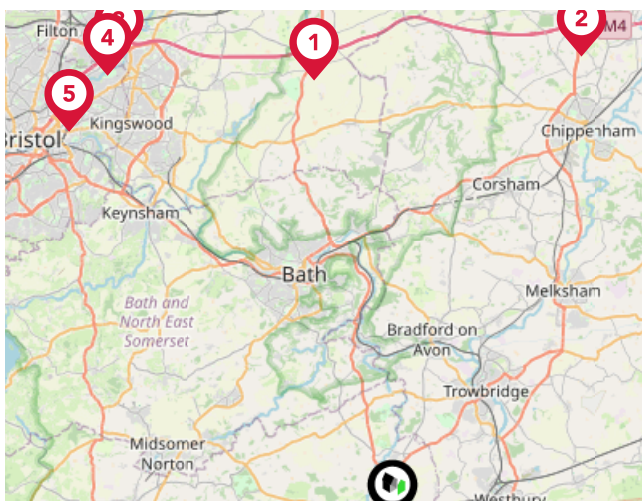
Area Transport (National)

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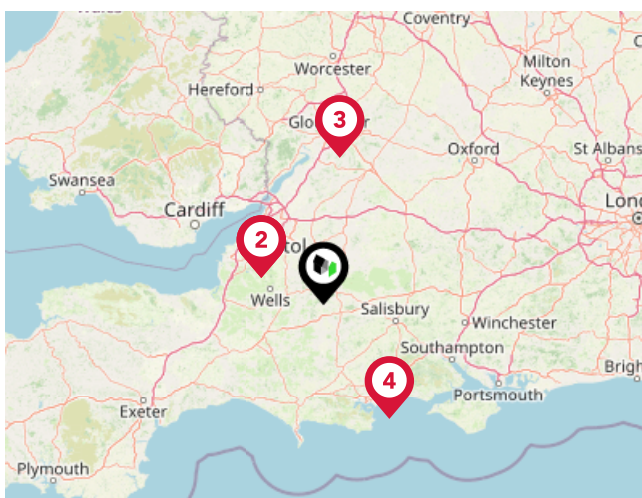
National Rail Stations

Pin	Name	Distance
1	Frome Rail Station	2.88 miles
2	Dilton Marsh Rail Station	3.52 miles
3	Westbury (Wilts) Rail Station	3.69 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J18	16.59 miles
2	M4 J17	18.62 miles
3	M4 J19	19.91 miles
4	M32 J1	19.59 miles
5	M32 J2	18.76 miles

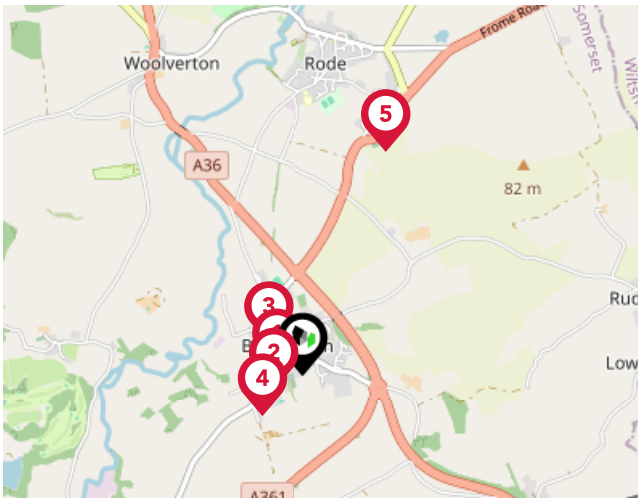


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	20.25 miles
2	Bristol International Airport	20.25 miles
3	Gloucestershire Airport	43.86 miles
4	Bournemouth International Airport	39.06 miles

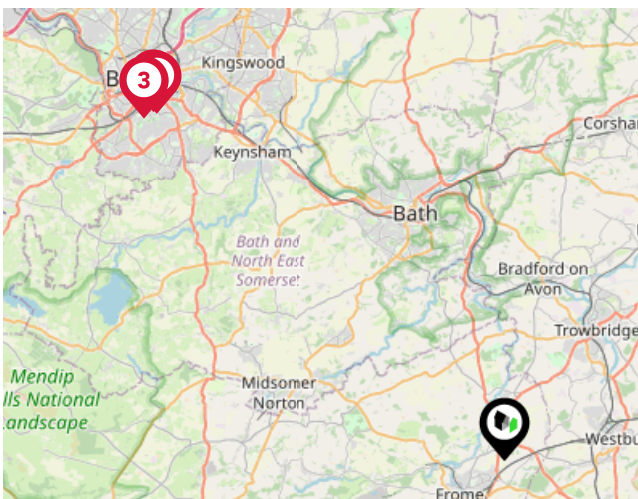
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Mendip East Slinky - Beckington DRT	0.12 miles
2	Frome Road	0.15 miles
3	Birchwood	0.22 miles
4	Stubbs Lane	0.26 miles
5	Bell Inn	1.11 miles



Ferry Terminals

Pin	Name	Distance
1	Temple Meads Station Ferry Landing	18.16 miles
2	Temple Bridge (Bristol) Ferry Landing	18.29 miles
3	Bathurst Basin Ferry Landing	18.37 miles

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