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MIR: Material Info

The Material Information Affecting this Property

Monday 12th August 2024



COOMBE LANE, SHEPTON MALLET, BA4

Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

01749 372200

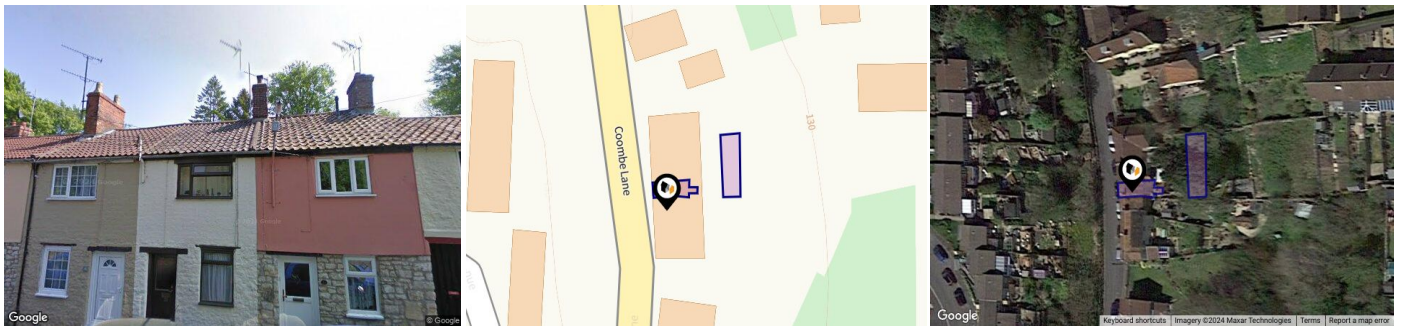
sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk



Property Overview

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	1		
Floor Area:	409 ft ² / 38 m ²		
Plot Area:	0.03 acres		
Year Built :	Before 1900		
Council Tax :	Band A		
Annual Estimate:	£1,511		
Title Number:	WS3693		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

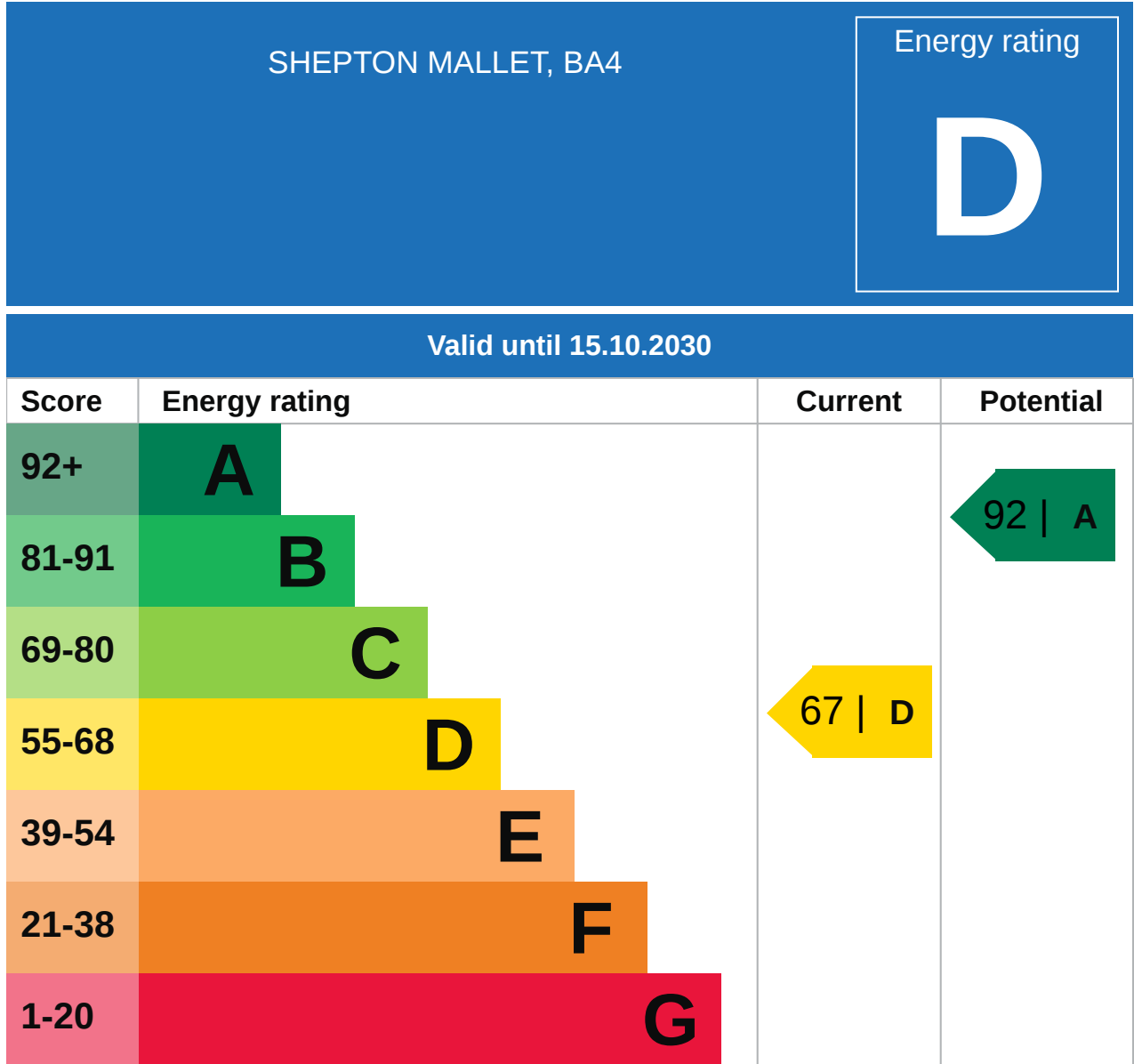


Satellite/Fibre TV Availability:



Property EPC - Certificate

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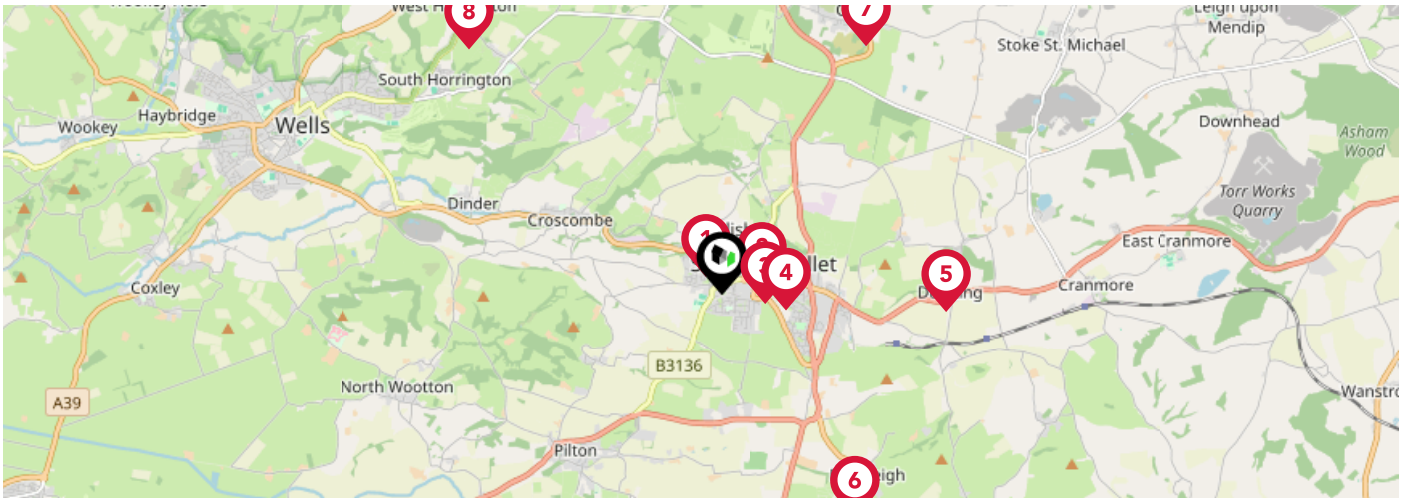


Property

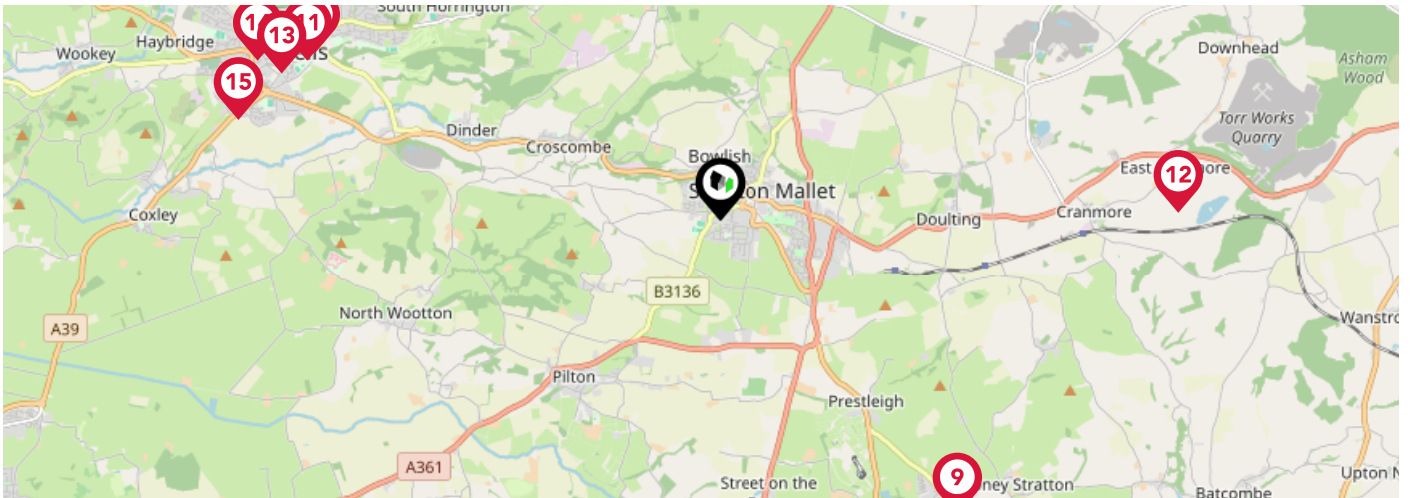
EPC - Additional Data









Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 83% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	38 m ²



		Nursery	Primary	Secondary	College	Private
1	Bowlish Infant School Ofsted Rating: Good Pupils: 107 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Shepton Mallet Community Infants' School & Nursery Ofsted Rating: Good Pupils: 220 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Paul's Church of England VC Junior School Ofsted Rating: Good Pupils: 322 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Whitstone Ofsted Rating: Good Pupils: 584 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Aldhelms Church School Ofsted Rating: Requires improvement Pupils: 173 Distance:2.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Mendip School Ofsted Rating: Good Pupils: 164 Distance:2.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Oakhill Church School Ofsted Rating: Requires improvement Pupils: 106 Distance:2.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Horrington Primary School Ofsted Rating: Requires improvement Pupils: 102 Distance:3.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

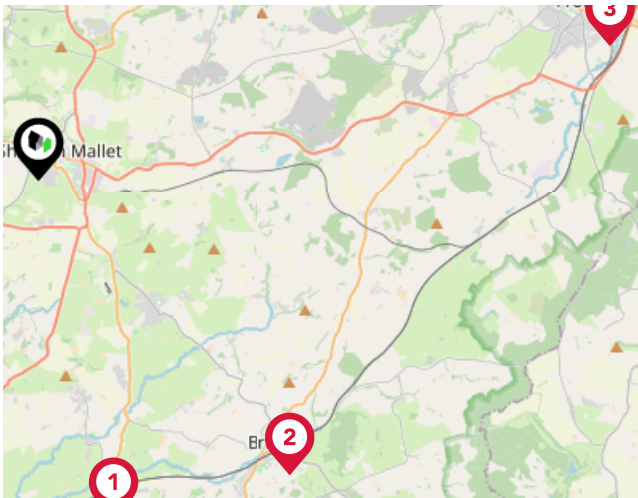


		Nursery	Primary	Secondary	College	Private
 Evercreech Church of England Primary School Ofsted Rating: Good Pupils: 181 Distance:3.52		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Stoberry Park School Ofsted Rating: Good Pupils: 318 Distance:4.08		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Wells Cathedral School Ofsted Rating: Not Rated Pupils: 780 Distance:4.12		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 All Hallows School Ofsted Rating: Not Rated Pupils: 238 Distance:4.25		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Joseph and St Teresa Catholic Primary School Ofsted Rating: Good Pupils: 149 Distance:4.31		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The Blue School Ofsted Rating: Good Pupils: 1434 Distance:4.54		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Cuthbert's Church of England Academy Infants and Pre-School Ofsted Rating: Good Pupils: 172 Distance:4.58		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Ditcheat Primary School Ofsted Rating: Good Pupils: 91 Distance:4.63		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

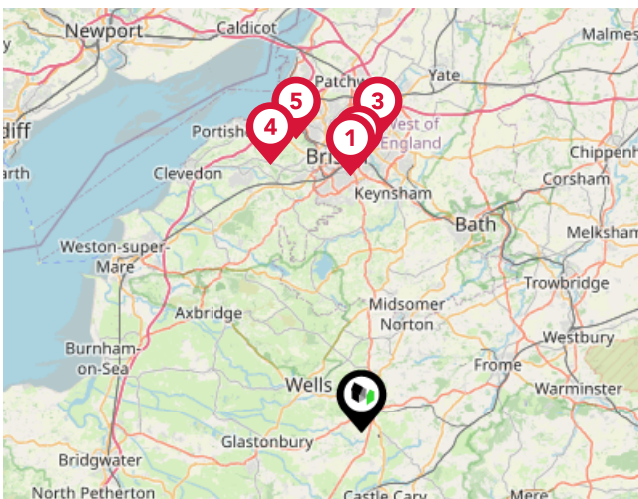
Transport (National)

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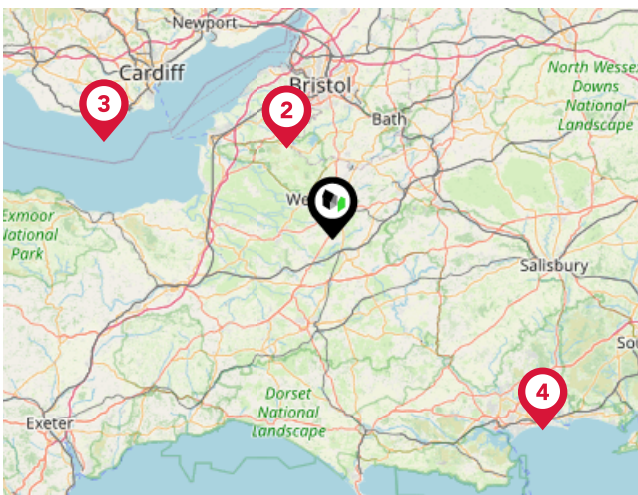
National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	6.46 miles
2	Bruton Rail Station	7.21 miles
3	Frome Rail Station	10.91 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M32 J3	19.09 miles
2	M32 J2	19.63 miles
3	M32 J1	21.73 miles
4	M5 J19	20.93 miles
5	M5 J18A	22.25 miles



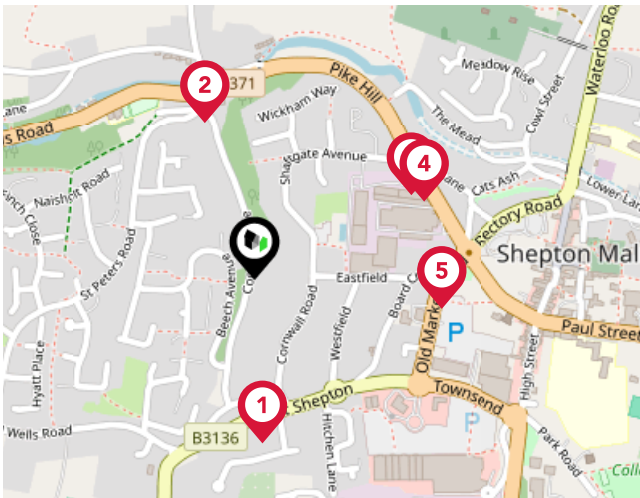
Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	15.12 miles
2	Bristol International Airport	15.12 miles
3	Cardiff International Airport	36.82 miles
4	Bournemouth International Airport	42.5 miles

Area

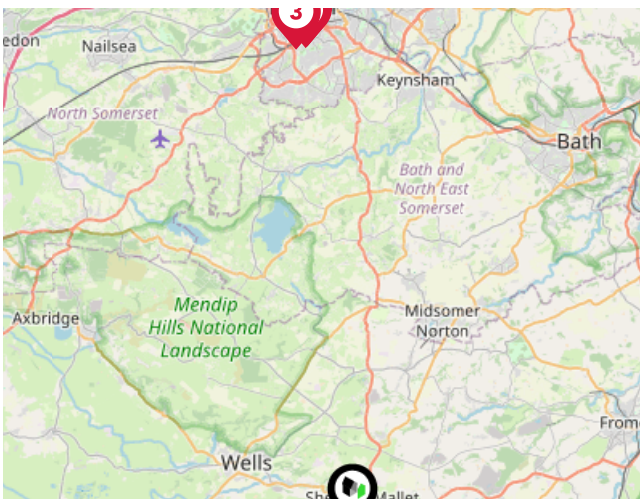
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	West Shepton Road	0.19 miles
2	Coombe Lane	0.19 miles
3	Shaftgate Avenue	0.21 miles
4	Pike Lane	0.22 miles
5	Rose Court	0.22 miles



Ferry Terminals

Pin	Name	Distance
1	Bathurst Basin Ferry Landing	17.88 miles
2	The Ostrich	17.87 miles
3	Wapping Wharf	17.84 miles

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