

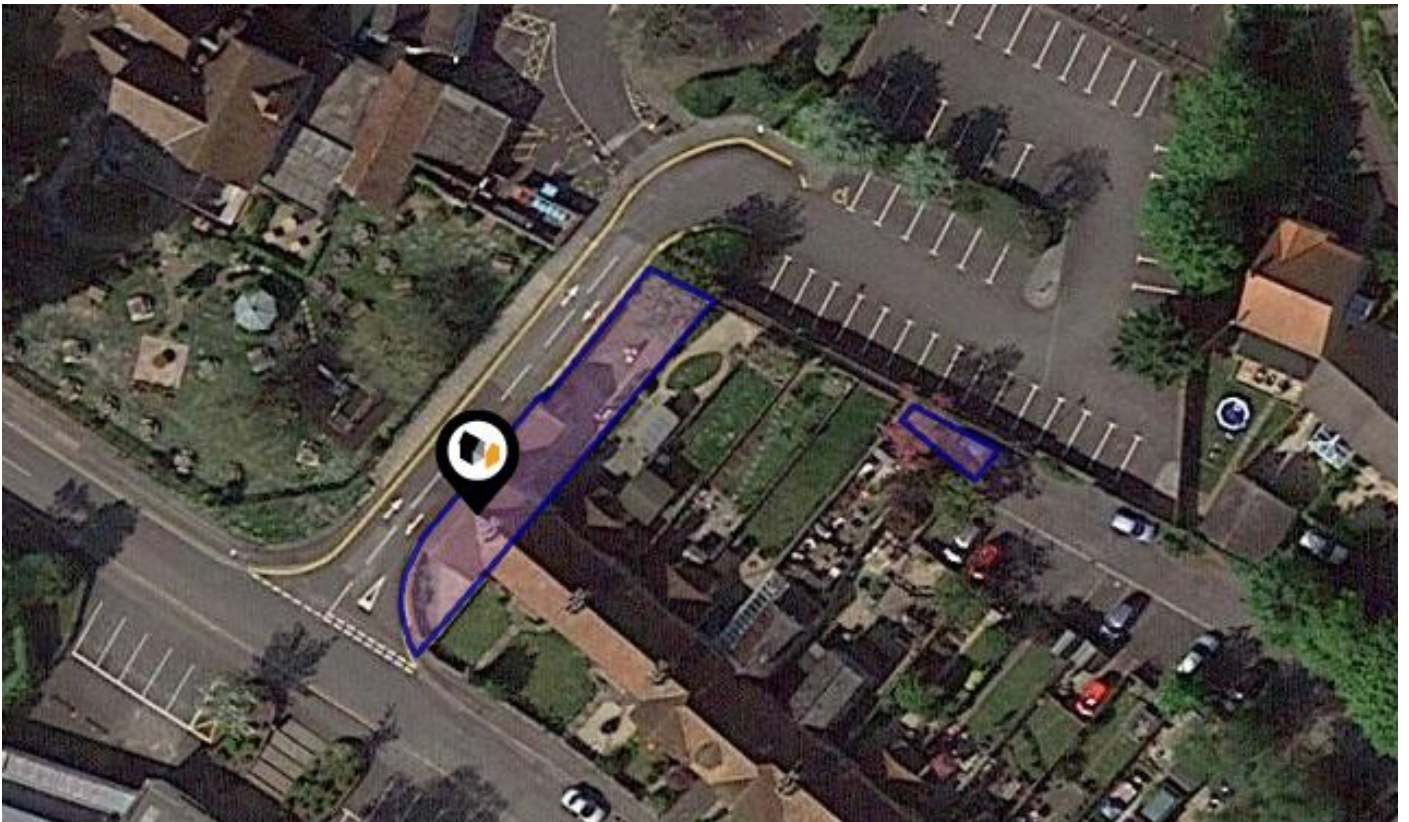


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MIR: Material Info

The Material Information Affecting this Property

Monday 12th August 2024



WILFRID ROAD, STREET, BA16

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:	2		
Floor Area:	1,216 ft ² / 113 m ²		
Plot Area:	0.05 acres		
Year Built :	Before 1900		
Council Tax :	Band D		
Annual Estimate:	£2,267		
Title Number:	WS7333		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

19 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

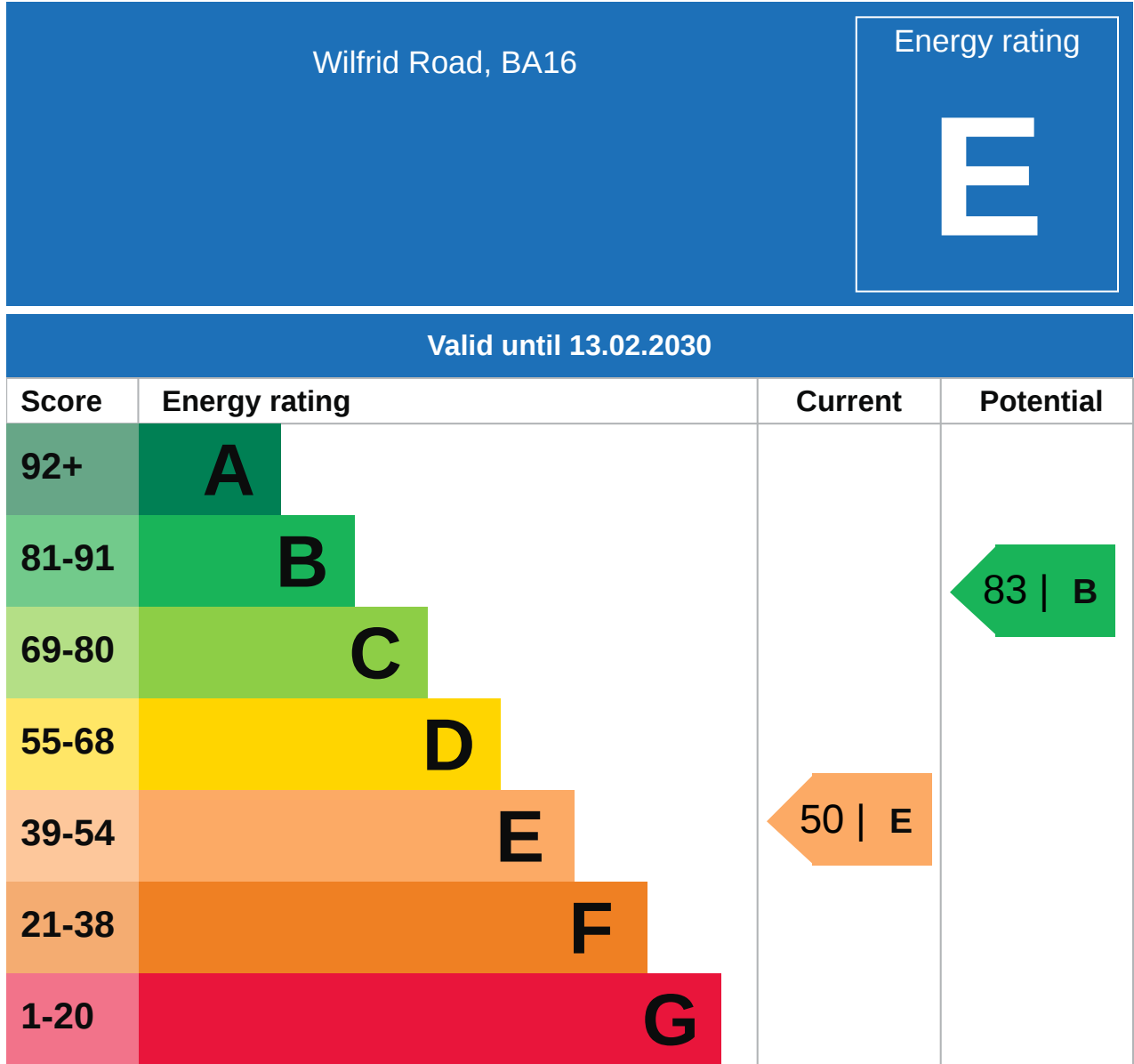


Satellite/Fibre TV Availability:



Property EPC - Certificate

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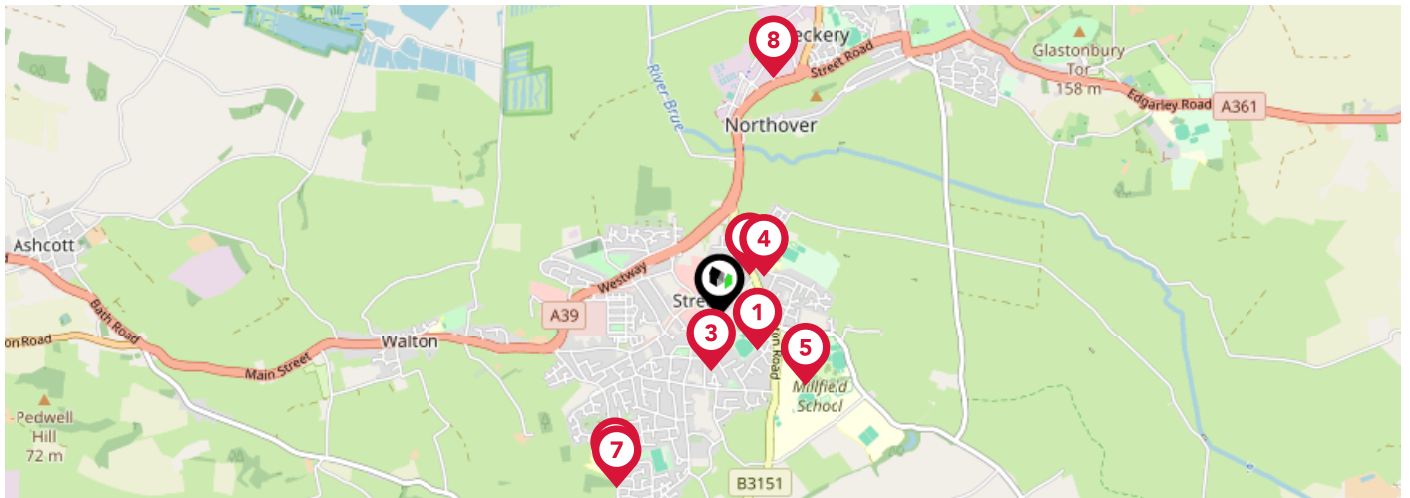


Additional EPC Data

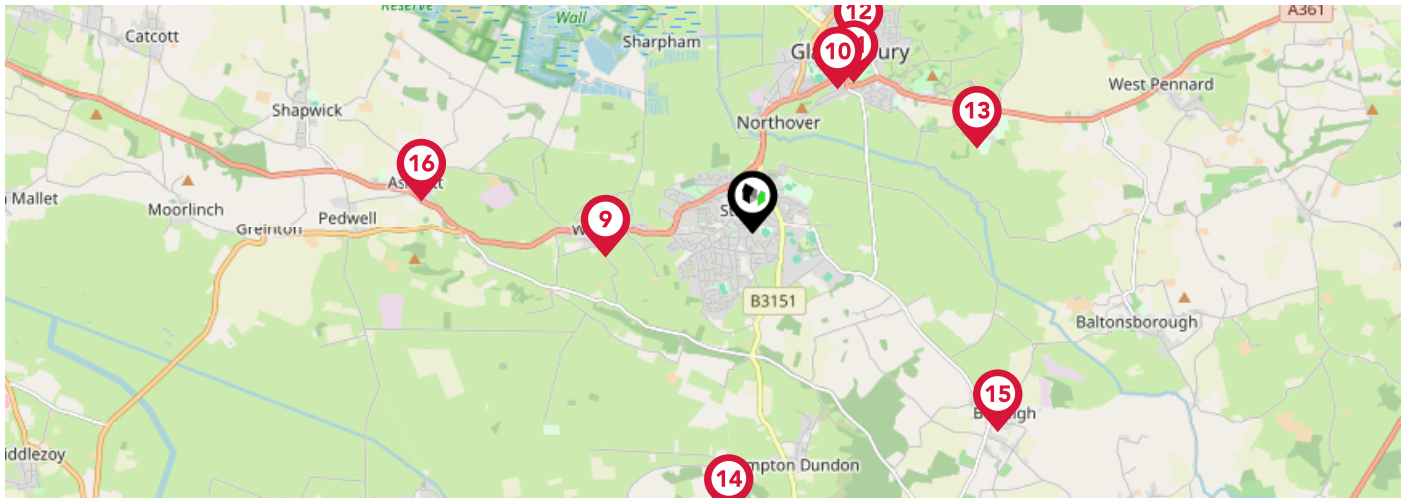
Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
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 all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	113 m ²









Area Schools

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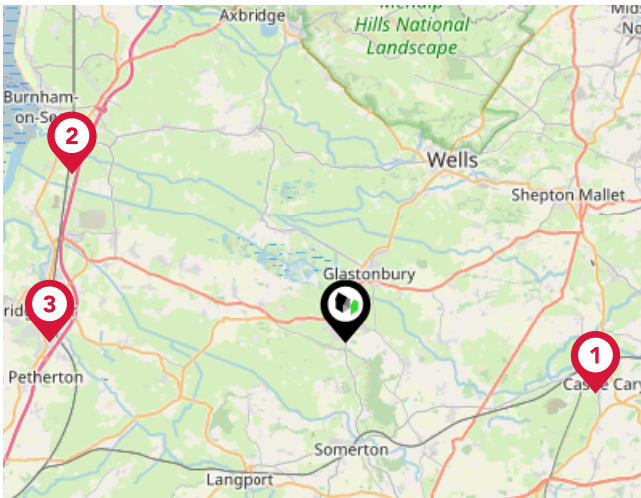


		Nursery	Primary	Secondary	College	Private
1	Elmhurst Junior School Ofsted Rating: Good Pupils: 266 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Strode College Ofsted Rating: Good Pupils:0 Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hindhayes Infant School Ofsted Rating: Good Pupils: 155 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Crispin School Academy Ofsted Rating: Good Pupils: 1052 Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Millfield School Ofsted Rating: Not Rated Pupils: 1383 Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Brookside Community Primary School Ofsted Rating: Good Pupils: 550 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Avalon School Ofsted Rating: Good Pupils: 65 Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Tor School Ofsted Rating: Good Pupils: 32 Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



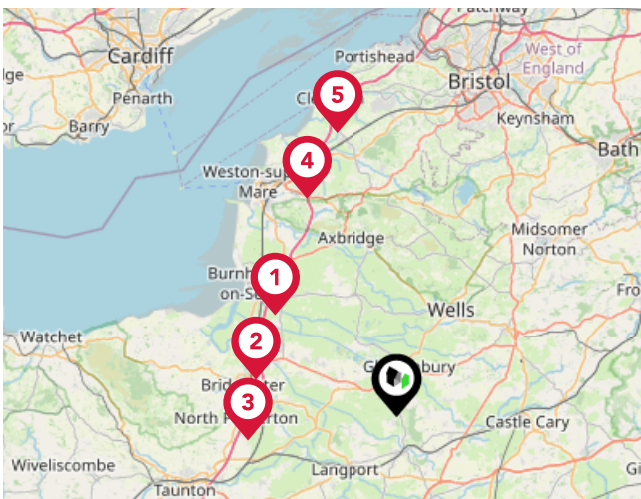
		Nursery	Primary	Secondary	College	Private
	Walton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 143 Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Benedict's Church of England Voluntary Aided Junior School Ofsted Rating: Good Pupils: 208 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John's Church of England Voluntary Controlled Infants School Ofsted Rating: Good Pupils: 201 Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Dunstan's School Ofsted Rating: Good Pupils: 459 Distance:1.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Millfield Preparatory School Ofsted Rating: Not Rated Pupils: 474 Distance:2.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Compton Dundon School Ofsted Rating: Good Pupils: 13 Distance:2.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Butleigh Church of England Primary School Ofsted Rating: Good Pupils: 65 Distance:2.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashcott Primary School Ofsted Rating: Good Pupils: 112 Distance:3.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



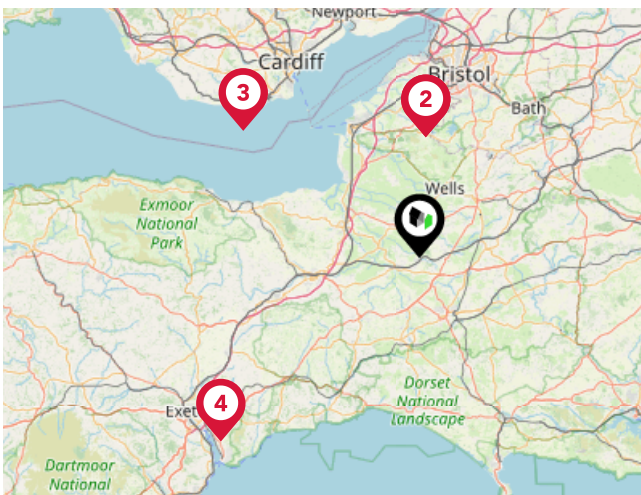
National Rail Stations

Pin	Name	Distance
1	Castle Cary Rail Station	9.51 miles
2	Highbridge & Burnham-on-Sea Rail Station	11.96 miles
3	Bridgwater Rail Station	10.98 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J22	11.84 miles
2	M5 J23	10.92 miles
3	M5 J24	11.27 miles
4	M5 J21	17.49 miles
5	M5 J20	21.5 miles

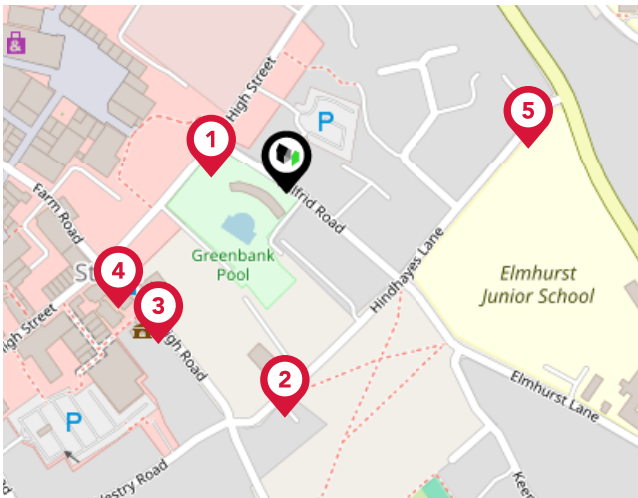


Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	17.95 miles
2	Bristol International Airport	17.95 miles
3	Cardiff International Airport	32.08 miles
4	Exeter International Airport	40.37 miles

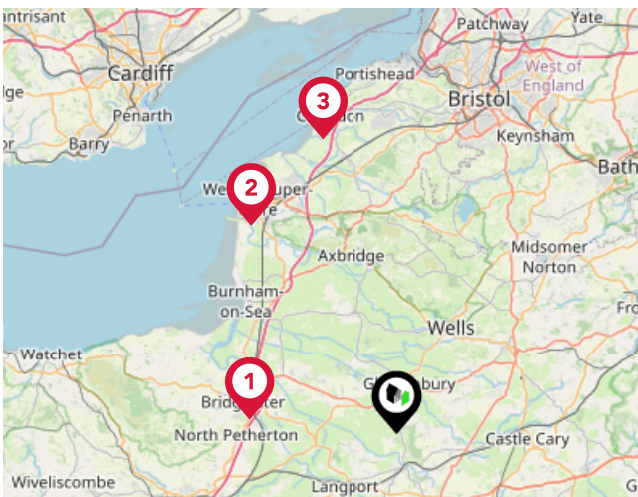
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Mendip West Slinky - Street DRT	0.05 miles
2	The Surgery	0.13 miles
3	The Library	0.11 miles
4	Crispin Hall	0.12 miles
5	Selworthy	0.14 miles



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	11.11 miles
2	Weston-super-Mare Knightstone Harbour	18.9 miles
3	Clevedon Pier	22.55 miles

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Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

01749 372200

sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk

