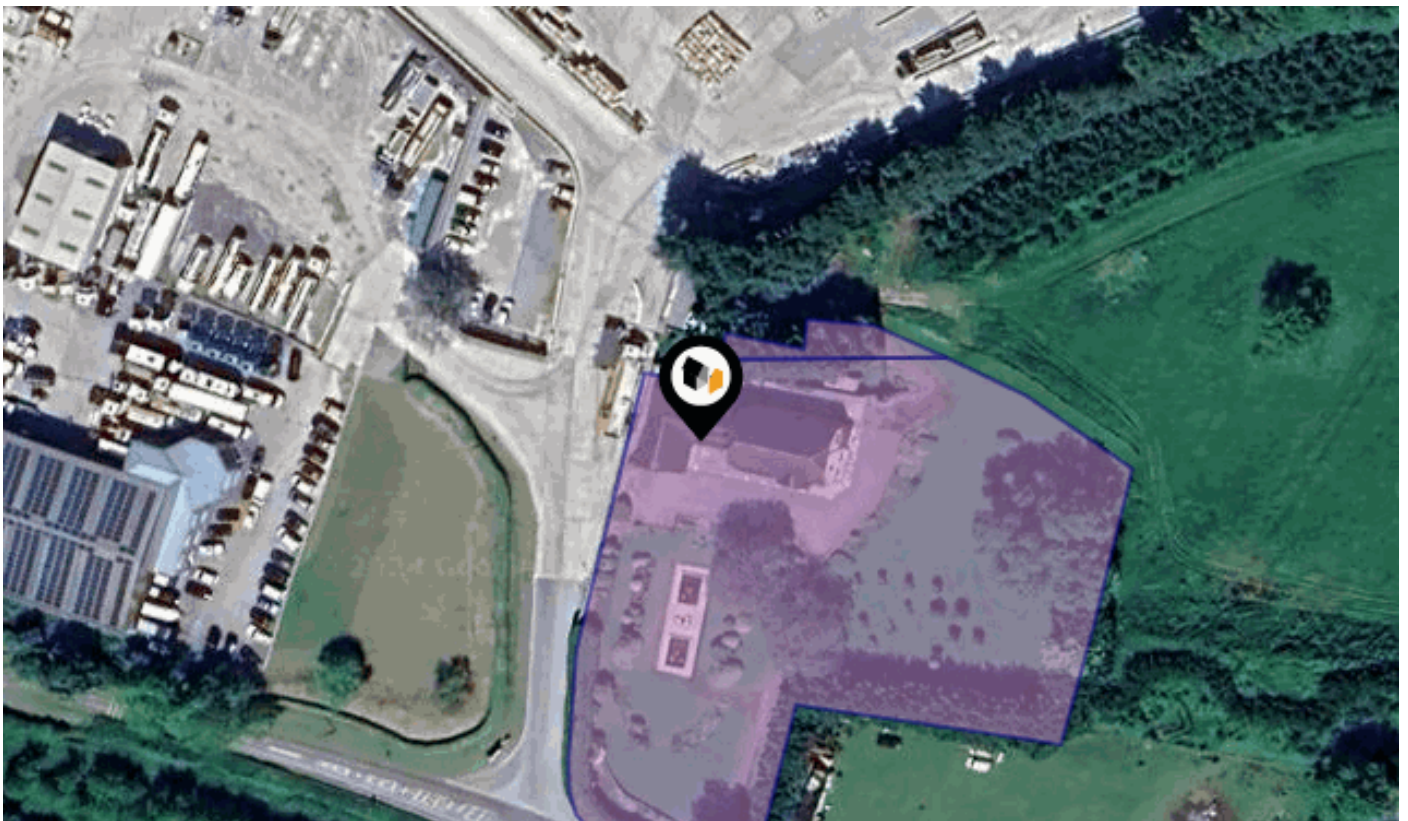




MIR: Material Info

The Material Information Affecting this Property

Thursday 05th September 2024



TOUT ROAD, CHARLTON ADAM, SOMERTON, TA11

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:	Detached	Tenure:	Freehold
Bedrooms:	6		
Floor Area:	4,553 ft ² / 423 m ²		
Plot Area:	1.51 acres		
Year Built :	1983-1990		
Council Tax :	Band G		
Annual Estimate:	£3,778		
Title Number:	ST129606		

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

25
mb/s



1000
mb/s



Mobile Coverage:

(based on calls indoors)

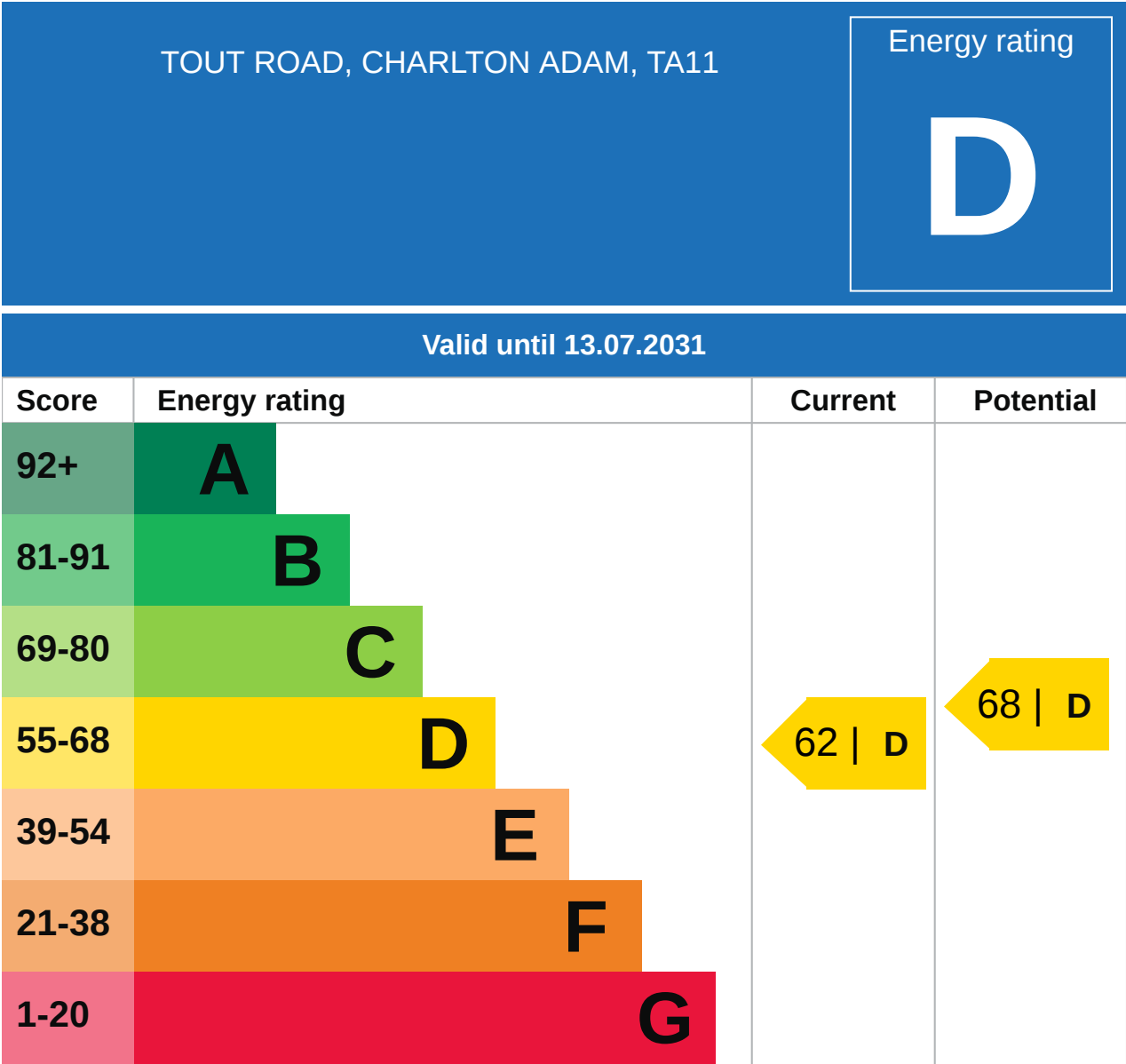


Satellite/Fibre TV Availability:



Property
EPC - Certificate

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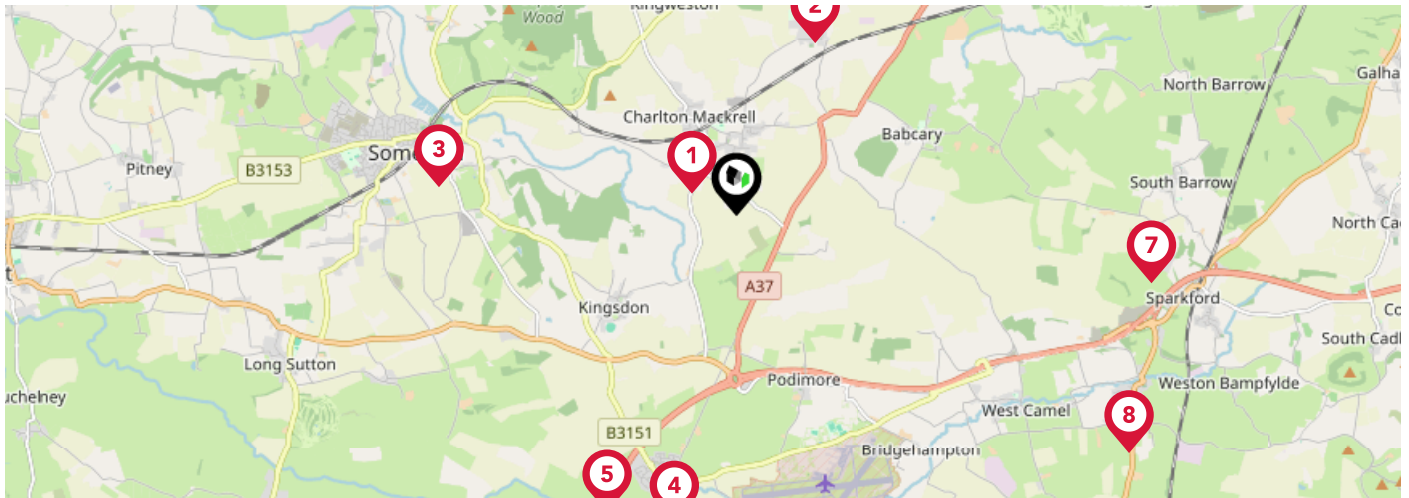
Property

EPC - Additional Data

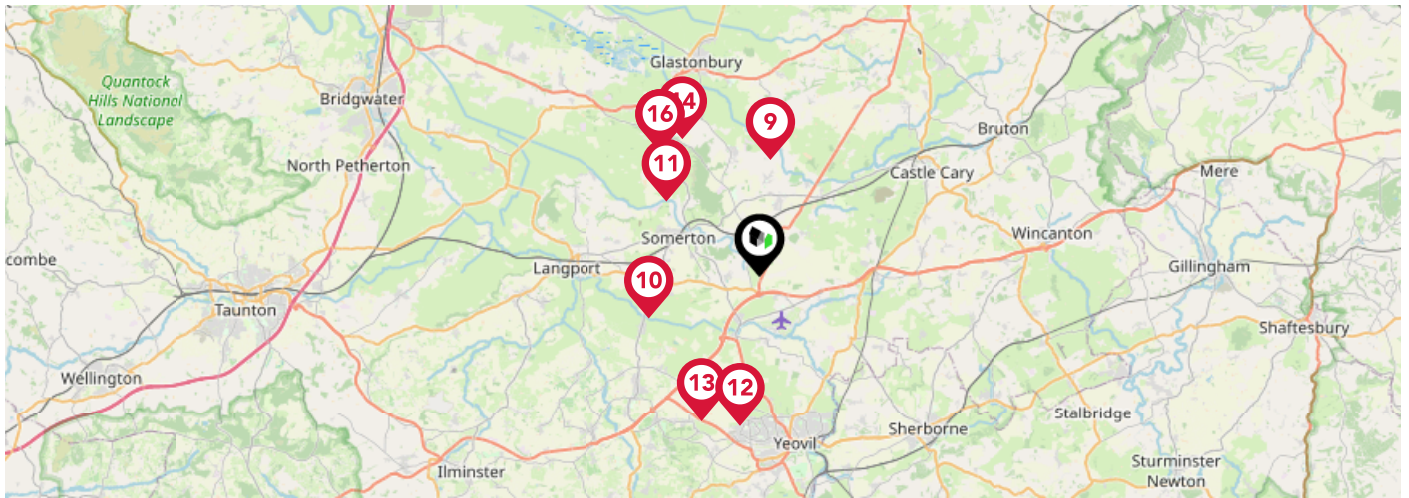
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Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
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, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 97% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	423 m ²



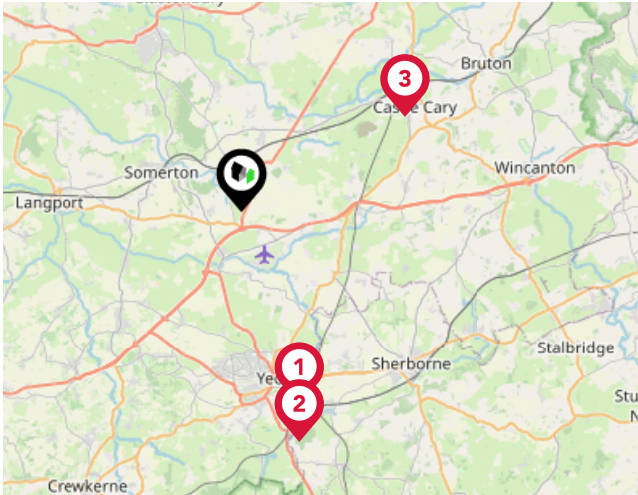
		Nursery	Primary	Secondary	College	Private
1	Charlton Mackrell CofE Primary School Ofsted Rating: Good Pupils: 84 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Keinton Mandeville Primary School Ofsted Rating: Good Pupils: 166 Distance:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	King Ina Church of England Academy Ofsted Rating: Good Pupils: 388 Distance:2.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Chilton Bridge School Ofsted Rating: Good Pupils: 42 Distance:2.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ilchester Community School Ofsted Rating: Good Pupils: 301 Distance:3.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Butleigh Church of England Primary School Ofsted Rating: Good Pupils: 65 Distance:3.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hazlegrove Preparatory School Ofsted Rating: Not Rated Pupils: 409 Distance:3.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Countess Gytha Primary School Ofsted Rating: Good Pupils: 146 Distance:4.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Baltonsborough Church of England Voluntary Controlled Primary School Ofsted Rating: Requires improvement Pupils: 88 Distance:4.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Long Sutton CofE Primary School Ofsted Rating: Good Pupils: 100 Distance:4.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Compton Dundon School Ofsted Rating: Good Pupils: 13 Distance:4.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Chilthorne Domer Church School Ofsted Rating: Good Pupils: 143 Distance:5.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	St Margaret's School, Tintinhull Ofsted Rating: Good Pupils: 91 Distance:5.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Millfield School Ofsted Rating: Not Rated Pupils: 1383 Distance:5.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Avalon School Ofsted Rating: Good Pupils: 65 Distance:5.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Brookside Community Primary School Ofsted Rating: Good Pupils: 550 Distance:5.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

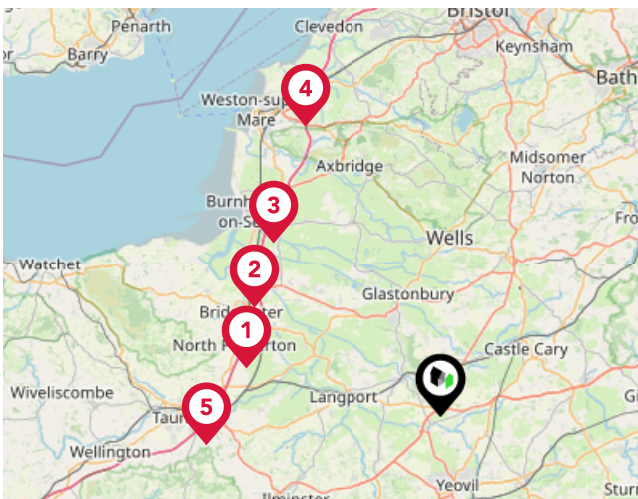
Area Transport (National)

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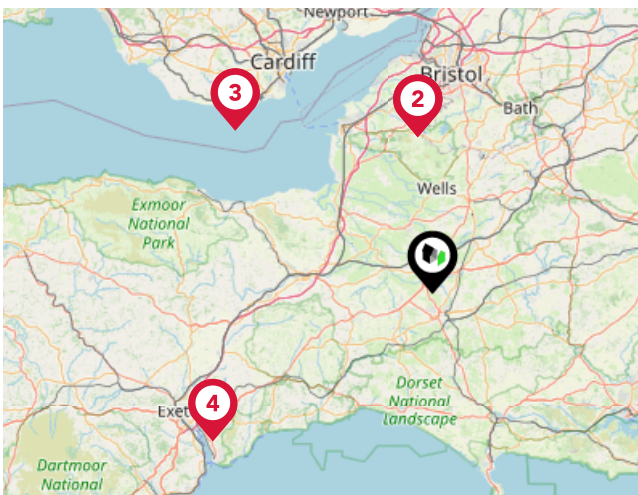
National Rail Stations

Pin	Name	Distance
1	Yeovil Pen Mill Rail Station	7.55 miles
2	Yeovil Junction Rail Station	8.9 miles
3	Castle Cary Rail Station	7.01 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J24	14.84 miles
2	M5 J23	16.04 miles
3	M5 J22	17.91 miles
4	M5 J21	23.75 miles
5	M5 J25	17.53 miles



Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	23.43 miles
2	Felton	23.43 miles
3	Cardiff Airport	37.96 miles
4	Exeter Airport	39.58 miles

Area

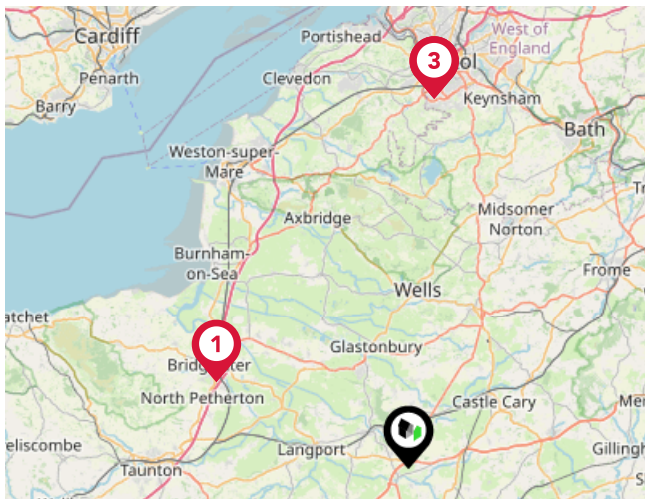
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Post Office	0.5 miles
2	Cary Fitzpaine	0.7 miles
3	Peddles Lane	0.86 miles
4	Lyte's Cary	0.95 miles
5	Post Office	1.75 miles



Ferry Terminals

Pin	Name	Distance
1	Bridgwater Ferry Terminal	15.71 miles
2	The Cottage Ferry Landing	27.57 miles
3	Nova Scotia Ferry Landing	27.6 miles

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Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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